Karen Johnson Davidson County
Batch# 1303310 AFFIDAVIT
07/29/2025 12:27:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250729-0059834

Instrument Prepared By:
Hale Title and Escrow, LLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Kelly E. Cox, attorney/authorized agent of Mudter, Patterson & Cox PLLC, swears and affirms under oath the following:

1. Mudter, Patterson & Cox PLLC, prepared the following legal document in the public records:

   A *Warranty Deed* of record in Instrument No. 20250502-0033987, Register's Office for Davidson County, Tennessee.

2. That the legal document contains a scrivener's error on page 1. The scrivener's error is in bold type as follows:

   The Grantees first name is not incorrect.

3. The correct name of the Grantee is as follows:

   " Lillie Vivian Denton, unmarried"

4. I know that the correction of this scrivener's error is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said legal instrument.

FURTHER AFFIANT SAYS NOT.

Attorney/Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, personally appeared Kelly E. Cox, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be an attorney/agent authorized to execute the foregoing Affidavit on behalf of Mudter, Patterson & Cox, and whose name is subscribed in the foregoing Affidavit, and who acknowledges that the contents of said Affidavit are true and correct and that the Affidavit was executed for the purpose therein contained.

IN WITNESS THEREOF, I hereunto set my hand and official seal this 24 day of July, 2025.

My Commission Expires:_____

EILEEN A. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Notary Public

Certificate of Authenticity

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/24/2025.

Date

Affiant Signature

7/24/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of July, 2025

Notary's Signature

My Commission Expires: January 31st, 2026

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON