Instrument prepared by:

Advantage Title & Escrow

1321 MURFREESBORO PIKE, STE 823
Nashville, TN 37217
615-777-2011

Karen Johnson
Batch # 1303465
07/30/2025 08 19 03 AM
Fees $12 00 Taxes $0 00

Davidson County
AFFIDAVIT
2 pgs

20250730-0060026

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNT OF DAVIDSON

(Reference to Quitclaim Deed of record in Instrument No.20250707-0053106, Register's Office for Davidson County, Tennessee.)

I, Victor Hazelwood, President, for Advantage Title and Escrow, Inc., being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. That Advantage Title and Escrow, Inc. prepared a Quitclaim Deed conveying real property from Amy Lee Rhodes as sole heir of the Estate of Jenell Harris Casson to Amy Lee Rhodes, unmarried, recorded in Instrument No. 20250707-0053106, Register's Office for Davidson County, Tennessee.

2. THAT WHEREAS, by inadvertence and mistake, the hereinabove said Deed contained scrivener's errors in the spelling of the improved property known as on the Warranty Deed:

   3841 Calais Circle, Antioch, TN 37013

3. NOW, THEREFORE, for and in consideration of the desire to correct the scrivener's error hereinabove recited, the spelling of the property address on the Warranty Deed should read:

   3481 Calais Circle, Antioch, TN 37013

4. AND FURTHER WHEREAS, by inadvertence and mistake, the hereinabove said Deed contained the following scrivener's errors in the spelling of the Address of New Owner on the Warranty Deed:

   Amy Lee Rhodes
   3841 Calais Circle
   Antioch, TN 37013

5. NOW, THEREFORE, for and in consideration of the desire to correct the scrivener's error hereinabove recited, the spelling of the Address of New Owner on the Warranty Deed should read:

   Amy Lee Rhodes
   3481 Calais Circle
   Antioch, TN 37013

All other matters contained in said Warranty Deed remain the same.

FURTHER, Affiant saith not.

, President

By: Victor Hazelwood, President
Advantage Title and Escrow, Inc.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor Hazelwood with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the President of Advantage Title and Escrow, Inc., the within named bargainor, a Corporation, and that such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Advantage Title and Escrow, Inc., as President.

Witness my hand and official seal at Nashville, TN on this 7th day of February, 2025.

Notary Public, commission expires

