THIS INSTRUMENT PREPARED BY
Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

Karen Johnson
Batch # 1306105
08/05/2025 11 06 03 AM
Fees $12 00 Taxes $0 00
Davidson County
AFFIDAVIT
2 pgs
20250805-0062065

SCRIVENER'S AFFIDAVIT

WHEREAS, Micheal W. Bell and Lucie Hamel-Bell, as Tenants by the Entirety ("Grantor") conveyed certain property identified as **Map/Parcel 144 03 0 018.00** to The Bell Family Trust dated May 13, 2015 ("Grantees") by that certain Quitclaim Deed dated May 13, 2025 and recorded at Instrument Number 20250519-0039088 (the "Quitclaim Deed"), Register's Office for Davidson County, Tennessee.

WHEREAS, "scrivener's errors" were made in that (i) the addresses for new owner and tax bills is incorrect, (ii) reference to the Property being "improved property known as 110 Park Ridge Drive, Nashville, Tennessee 37215" is incorrect, (iii) the name for the new owner and tax bills is incorrect and (iv) the name of the Grantee is incorrect.

NOW THEREFORE, Brian S. Shelton, ("Affiant") makes the following statements:

I am affiliated with Carter Shelton Jones, PLC and prepared the Quitclaim Deed wherein Michael W Bell and Lucie Hamel-Bell, as Tenants by the Entirety conveyed to The Bell Family Trust dated May 13, 2015. I was made aware of the errors set forth above The name of the Grantee and the Quitclaim Deed should be corrected to the following.

NAME OF GRANTEE: **THE BELL FAMILY TRUST DATED MAY 13, 2025**

ADDRESS OF PROPERTY. **1100 Park Ridge Drive, Nashville, TN 37215**

This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Dated this 31 day of July, 2025.

Brian S Shelton

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 Brian S Shelton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

WITNESS my hand and official seal this 31 day of July, 2025

Notary Public

My Commission Expires. 06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY