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

Karen Johnson Davidson County
Batch # 1306105 AFFIDAVIT
08/05/2025 11 06 03 AM 2 pgs
Fees $12 00 Taxes $0 00
20250805-0062066

SCRIVENER'S AFFIDAVIT

WHEREAS, Lucie Hamel-Bell ("Grantor") conveyed certain property identified as **Map/Parcel 144 03 0 018.00** to Michael W. Bell and Lucie Hamel-Bell, as Tenants by the Entirety ("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 on the first page of the Quitclaim Deed and (ii) reference to the Property being "improved property known as 110 Park Ridge Drive, Nashville, Tennessee 37215" are both 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 Lucie Hamel-Bell conveyed to Michael W. Bell and Lucie Hamel-Bell, as Tenants by the Entirety. I was made aware of the errors of (i) the incorrect mailing and tax bill address and (ii) the incorrect reference to the improved property located at the same address, which was the result of a "scrivener's error" by the Affiant The addresses therein should be corrected to the following·

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