This Instrument Prepared By and Please Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Karen Johnson Davidson County
Batch# 1307029 AFFIDAVIT
08/11/2025 08:00:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250811-0063263

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Adam H. Jefferson,** hereinafter referred to as Affiant, on this the 8th day of August, 2025, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information, and belief:

1. That Affiant is employed Rudy Title and Escrow, LLC located at 2012 21st Avenue South, Nashville, TN 37212.

2. That on July 8th, 2025, Rudy Title & Escrow, LLC assisted with the drafting and signing of a Quitclaim Deed for certain real property commonly known as **1512 Elmwood Avenue, Nashville, TN 37212**, being more fully described as follows:

   Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 72 in the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, Page 34, said Register's Office; to which reference is hereby made.

   Said east half of said Lot No. 72 fronts 50 feet on the northerly side of Elmwood Avenue and runs between parallel lines, 188 feet to an alley.

3. That said Quitclaim Deed was made **of record in Instrument No. 20250714-0055410,** Register's Office for **Davidson** County, Tennessee, with said recording having an error in the oath of consideration, wherein the actual consideration was wrong.

4. That the actual consideration for the transfer included in said Quitclaim Deed was as follows:

   $0.00

4. This Affidavit is hereby made to correct the error as stated above by showing that such resulted from inadvertence and not the intentional acts of the parties, with the intended effect that the foregoing correction for **1512 Elmwood Avenue, Nashville, TN 37212** be deemed to have been included in the original Quitclaim Deed, as intended by the parties.

FURTHER, the Affiant sayeth not.

Adam H. Jefferson, Affiant

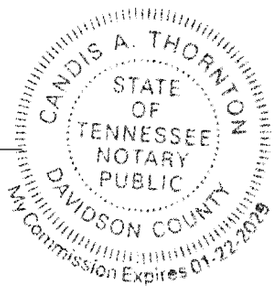
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Adam H. Jefferson**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged the within instrument was executed for the purposes therein contained.

Witness my hand and official seal this 8th day of August, 2025.

Candis A Thornton

NOTARY PUBLIC
My Commission Expires: 1-22-29



I, Adam H. Jefferson, 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 July 8, 2025 (date of document).

Affiant Signature

Date 8-8-2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of August, 2025.

Candis A Thornton

Notary's Signature

MY COMMISSION EXPIRES: 1-22-29

