Karen Johnson
Batch # 1311986
08/20/2025 10 01 13 AM
Fees $17 00 Taxes $0 00
Davidson County
AFFIDAVIT
3 pgs
20250820-0066594

Prepared by and return to:

Patrick, Beard, Schulman & Jacoway, P.C.
ATTN: Jerre B. Mosley
537 Market Street, Suite 300
Chattanooga, TN 37402

**STATE OF TENNESSEE**
**COUNTY OF HAMILTON**

## SCRIVENER'S AFFIDAVIT

Before me, the undersigned attesting authority in and for the State of Tennessee, came the undersigned deponent, who being duly sworn, deposes and says on oath that this affidavit relates to the property described in Exhibit "A" attached hereto. Deponent makes the following statements under oath as being relevant and material to the said property:

1. That the deponent caused to be recorded a Quitclaim Deed in Instrument Number 20230322-0020816, in the Register's Office of Davidson County, Tennessee.

2. That, by inadvertence and mistake, an error was made in the name of the Grantee causing the reference to the Grantee to be: "James Edward McInturf and Melissa Duggan McInturf, Trustees U/A James Edward McInturf and Melissa Duggan McInturf Joint Tenants by the Entirety Trust dated March 7, 2023.

3. That the correct name of the Grantee should have been "James Edward McInturf, Jr. and Melissa Duggan McInturf, Trustees U/A James Edward McInturf, Jr. and Melissa Duggan McInturf Joint Tenants by the Entirety Trust dated March 7, 2023."

4. That the purpose of this affidavit is to put all parties on notice regarding the error in the reference to the prior deed in the recorded Quitclaim Deed and to correct the same.

5. This affidavit is made for the benefit of the Grantee, their successors and assigns and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

Further this Affiant saith not,

Jerre B. Mosley, BPR No. 010559
Title: Attorney for Grantor and Grantee

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me personally appeared Jerre B. Mosley to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his own free act and deed.

Witness my had and seal this 4th day of August 2025.

Notary Public

My Commission Expires: 9-12-2027

SHERYL M. FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

**Exhibit "A"**

Land in Davidson County, Tennessee, being Lot No. 8 of Block 1, on the Plan of Dabbs & Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof and which is more fully described as follows:

Said Lot No. 8 fronts 25 feet on the northeasterly side on concrete drive and runs back between parallel lines, 120 feet to an alley.

Included in the above description but expressly excluded from this conveyance is that property conveyed to the State of Tennessee for highway purposes by an instrument of record in Book 5016, page 744, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Faye Duggan, unmarried by deed dated May 9, 1994, from John D. Moore and wife, Linda P. Moore, as of record in Book 9340, page 623, Register's Office for Davidson County, Tennessee.

This is improved property known as 2003 Hadley Avenue, Old Hickory, Tennessee 37138.