Karen Johnson Davidson County
Batch# 1315748 AFFIDAVIT
08/28/2025 12:24:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250828-0069020

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

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Michelle Crawford hereinafter referred to as Affiant, on this the 28th 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 her knowledge, information and belief:

1. That Affiant is an employee of Signature Title Services, LLC.
2. That Affiant prepared a Warranty Deed dated June 3, 2019 and recorded June 5, 2019 in **Instrument 20190605-0053514 in the Register's Office for Davidson County, Tennessee** between **Dennis Crowder and wife, Ethel C. Crowder (Grantors),** and **Katherine Baker and Morgan Baker, wife and husband, (Grantees)** in regards to the property described as follows:

The following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Dr. L.G. Noel's Second Subdivision of Idlewild of record in Plat Book 332, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 50 feet on the North side of Paris, formerly Pope Avenue, and extends back between parallel lines, 150 feet to an alley.

3. That the above-mentioned Warranty Deed was recorded with an error of Grantee's name(s).

4. That the Grantee's names should have read **Katherine Baker and Morgan Barth, wife and husband,**

5. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 28th day of August, 2025.

NOTARY PUBLIC

MARK B. LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/06/2029
DAVIDSON COUNTY

My Commission Expires: 5/6/2029

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Michael W. Crawford, 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 August 28, 2025 (date of document).

Affiant Signature

Date August 28, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this the 28th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5/8/29

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2029
DAVIDSON COUNTY