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# 1322958 AFFIDAVIT
09/16/2025 03:22:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250916-0073989

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 16th day of September, 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 by Rudy Title & Escrow, LLC, which is located at 2012 21st Ave S, Nashville, TN, 37212.

2. That on July 28th, 2025, Rudy Title & Escrow, LLC was involved in a real estate closing for certain real property commonly known as **910 Ward Street, Nashville, TN 37207**, with said property being more fully described as follows:

   Land in Davidson County, Tennessee, being the east 30 feet of Lot No. 58 and the west 30 feet of Lot No. 57, on the map of T. I. Ward's Re-subdivision of certain lots in the Williams and Hayes Company's Belleview Plan, as of record in Book 974, Page 48, Register's office for Davidson County, Tennessee.

   Said parts of said lots adjoin and front together 60 feet on the south side of Ward Street and run back between parallel lines 200 feet to a line.

3. That as part of said closing, the Warranty Deed was recorded, in Instrument No. **20250804-0061704**, in the Register's Office for Davidson County, Tennessee, with a clerical error in the name of Grantee/New Owner, with the correct Grantee/New Owner being listed as follows:

   JRG Innovative Concepts, LLC, a Tennessee limited liability company

5. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties, and with the intended effect that the foregoing correction for **910 Ward Street, Nashville, TN 37207** be deemed to have been included in the original Warranty 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 that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of September, 2025.

NOTARY PUBLIC _____

My Commission Expires: _____

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

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 September 16, 2025 (date of document).

Affiant Signature

Date 9-16-2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

