Karen Johnson Davidson County
Batch# 1326810 AFFIDAVIT
09/25/2025 11:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250925-0076579

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

SCRIVENER'S AFFIDAVIT

(Correction of property description)
to Quitclaim Deed of record at Instrument No. 20250724-0058429
Register's Office for Davidson County, Tennessee

The undersigned swears and affirms as follows:

1. On July 23, 2025, David M. Thibodeau and Jean A. Thibodeau, executed a Quitclaim Deed that conveyed all of their right, title and interest, being an undivided two-thirds (2/3) tenancy by the entirety interest, in certain real property located in Davidson County, Tennessee, to David M. Thibodeau and Jean A. Thibodeau, and their successors in trust, as Trustee of the David and Jean Thibodeau Trust dated July 23, 2025, a Tennessee tenants by the entirety trust, recorded at Instrument No. 20250724-0058429, Register's Office for Davidson County, Tennessee (the "Deed").

2. There is a typographical error in the property description of the Deed identifying the real property as being "Lot No. 115 on the Plan of Section Two, None Trace at Biltmore, of record in Plat Bok 9700, Pages 316 and 317..."

3. The Deed is corrected by deleting the following:

> Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Section Two, None Trace at Biltmore, of record in Plat Bok 9700, Pages 316 and 317 and Surveyors Certificate of Correction recorded in Book 10995, Page 618, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property;
>
> and substituting therefor with:
>
> Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Section Two, Boone Trace at Biltmore per Pl 00009700 0000317, of record in Plat Book 9700, Pages 316 and 317 and Surveyors Certificate of Correction recorded in Book 10995, Page 618, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Further, the affiant saith not.

WITNESS MY HAND this 25th day of September, 2025.

AFFIANT:

Carolyn S. Wenzel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Carolyn S. Wenzel, 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 25th day of September, 2025.

Notary Public

My Commission Expires: 5/8/29

BEVERLY SEBASTIAN
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 08, 2029
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 25, 2025.

Carolyn S. Wenzel

September 25, 2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of September, 2025.

Notary Public

My Commission Expires: 5/8/29



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