Karen Johnson Davidson County
Batch# 1327348 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
20250926-0077004

This instrument prepared by:
Wesley D. Turner
GULLETT SANFORD ROBINSON & MARTIN PLLC
150 Third Avenue South, Suite 1700
Nashville, Tennessee 37201

SCRIVENER'S AFFIDAVIT

THIS SCRIVENER'S AFFIDAVIT (this "Affidavit") is executed effective as of the 26th day of September, 2025 (the "Effective Date"), by Wesley D. Turner (the "Preparer").

W I T N E S S E T H :

WHEREAS, by Trustee's Quitclaim Deed of record as Instrument No. 20250808-0063249, Register's Office for Davidson County, Tennessee (the "Deed"), Mary Ann McCready, Trustee, conveyed the property set forth therein (the "Property") to Michele Mulrooney, Special Trustee of the Client 2318 Living Trust;

WHEREAS, the Property set forth in the legal description in the Deed has been replatted, the plat having been recorded at Instrument No. 20250107-0001471, Register's Office for Davidson County, Tennessee. Said plat voids, vacates and supersedes the plat listed in the legal description in the Deed;

WHEREAS, the Property is the same real property described in the Deed. The only difference in the legal description being the plat consolidating the prior two lots into one lot; and

WHEREAS, the Preparer desires to correct the error contained in the legal description in the Deed.

NOW, THEREFORE, the Preparer hereby states that the legal description contained in the Deed is hereby amended to read as follows:

Land in Davidson County, Tennessee, being all land shown on the Final Plat – Consolidation of Lots 7 & 8 Northumberland Subdivision, of record at Instrument No. 20250107-0001471, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mary Ann McCready, Trustee, with full power to mortgage, sell, convey or otherwise alienate without the joinder of any beneficiary, by Warranty Deed from Richard E. Ragsdale and spouse, Anne E. Ragsdale, of record at Instrument No. 20080318-0027340, Register's Office for Davidson County, Tennessee and being further quitclaimed by Mary Ann McReady, Trustee to Michele Mulroney, Special Trustee of the Client 2318 Living Trust by Trustee's Quitclaim Deed of record in Instrument No. 20250808-0063249, Register's Office for Davidson County, Tennessee..

IN WITNESS WHEREOF, the Preparer has executed this Affidavit on the Effective Date.

WESLEY D. TURNER, PREPARER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WESLEY D. TURNER**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of September, 2025.

NOTARY PUBLIC

My Commission Expires: 8/1/2029

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 01, 2029

True Copy Certification

I, Wesley D. Turner, 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 26, 2025.

Affiant Signature

Date: September 26, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 26th day of September, 2025.

Notary's Signature

My Commission Expires: 8/1/2029

Notary's Seal

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 01, 2029