Karen Johnson Davidson County
Batch# 1335253 AFFIDAVIT
10/17/2025 08:39:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251017-0082681

THIS INSTRUMENT PREPARED BY:
Stewart Title Company
216 Centerview Dr., Suite 360
Brentwood, Tennessee 37027

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Comes now John M. Wells, who is over eighteen (18) years of age and whose address is 216 Centerview Drive, Suite 360, Brentwood, TN 37027 and would state as follows:

On the 15th day of October, 2024, Stewart Title prepared the Warranty Deed purporting to transfer property from Christopher Moynihan and Casey Moynihan to the Walker Lees Trust, dated October 15, 2024 recorded at Instrument No. 20241016-0080177, in the Register's Office for Davidson County, Tennessee.

The Warranty Deed contains a scrivener's error in that the Plan reference to Quail Creek Condominiums in the legal description was incorrect. This error was inadvertent and unintentional.

The correct legal description is as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. N-69 on the Plan of Quail Creek Condominiums of record in Book 6328, Page 44 at pages 89-90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

This Affidavit is made of my personal knowledge in order to correct the error above described.

EXECUTED this 9th day of October, 2025.

John M. Wells, Affiant

OATH AND ACKNOWLEDGMENT

On this the 9th day of October, 2025, before me, a Notary Public, duly commissioned and qualified, personally appeared John M. Wells, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who executed the foregoing Scrivener's Affidavit and who acknowledged that he executed the same as his free act and deed. He also made oath that he has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that he executed the within described document for the purpose of correcting the scrivener's error herein described.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

CHARITY L. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Charity L Williams
Notary Public

My Commission expires:
05/20/26

2436041

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 October 15th, 2025.

Affiant
Date: 10/15/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 15th day of October, 2025

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY