Karen Johnson Davidson County
Batch# 1348055 AFFIDAVIT
11/19/2025 03:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251119-0092371

Prepared by Daniel L. Wischhof, Attorney, 124 Long Hollow Pike, Goodlettsville, Tennessee 37072

SCRIVENER'S AFFIDAVIT TO CORRECT INSTRUMENTS 20211209-0163337 AND 20211209-0163338

I, Daniel L. Wischhof, an attorney licensed to practice in Tennessee, having participated in the preparation of the captioned instruments, being duly sworn, state:

That certain parcel known as **242 Emmitt Avenue, Madison**, formerly the property of Betty S. Schluchter, is composed of adjacent portions of two subdivision lots totaling 70 feet in width, as correctly shown on Tax Map 051-08-0, Parcel 067.00, in the Tax Assessor's Office for Davidson County, Tennessee and the title history of said property; but the partial lot within the parcel was omitted from the description of said lands in the captioned instruments, which were simultaneously executed and registered from information supplied by the parties;

The correct and complete description and derivation of title are:

Tract 1: Lot No. 17 in Block "I". Said lot fronts 60 feet on the south side Emmett Avenue and extends back between parallel lines 200 feet to a line, as shown on the plan of Power & Roth Madison Park Subdivision located in Davidson County, Tennessee, as shown by the plat of record in Book No. 843, Page No. 7, Register's Office of said county.

BEING the same property conveyed to C. F. Terry and wife Blanche Terry by deed from Guaranty Mortgage & Loan of record in Book 1021, page 18, Register's Office for Davidson County, Tennessee.

Tract 2: The Westerly 10 feet of Lot 18, Block "I", Revised Map of Power and Roth's Madison Park Subdivision, a plat of which subdivision is of record in Book 843, Page 7, Register's Office for said County.

Being the same property conveyed to C. F. Terry et ux Blanche Terry by warranty deed from John S. Glenn et ux Margaret R. Glenn, of record in Book 1338, Page 8, said Register's Office.

As to Both Tracts: Mamie Blanche Terry, being the same person as Blanche Terry, subsequently died on June 17, 1971, survived by her husband C. F. Terry. Chancie Fowler Terry, being the same person as C. F. Terry and Chancie F. Terry, subsequently died unmarried and testate. His Will, recorded in Will Book 192, Page 629 and admitted to Probate by Order dated 8/25/1994 of the Circuit Court for Davidson County, Tennessee, Case No. 94P-1293, devised the within property to Betty Terry Schluchter. The estate

of Chancie Fowler Terry was closed by subsequent Order of said Court dated 7/5/1995. Betty Terry Schluchter subsequently conveyed said property to "Betty S. Schluchter Revocable Trust dated November 20, 1997, Betty S. Schluchter, Trustee", by quitclaim deed of record in Book 10653, Page 674.

The property was subsequently conveyed by David Schluchter and Bruce Schluchter, Co-Trustees of the Betty S. Schluchter Revocable Trust Agreement to David Schluchter, Bruce Schluchter, and Jill Price, by Trustees' Deed of record in 20211209-0163337, said Register's Office. Bruce Schluchter subsequently quitclaimed his interest to David Schluchter and Jill Price by instrument of record as Instrument 20211209-0163338, said Register's Office. These two instruments are corrected by this Scrivener's Affidavit.

Further affiant says not.

Daniel L. Wischhof

Personally appeared before me, the undersigned Notary Public, the within named Daniel L. Wischhof, with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and, being duly sworn, certified the within Affidavit to be true to the best upon knowledge, information and belief, and executed the within instrument for the purposes therein contained, on November 19, 2025.

05-08-2028
Commission Expires

Notary Public

Index as follows:
Betty S. Schluchter Rev Trust
David Schluchter
David Schluchter, Trustee
Bruce Schluchter
Bruce Schluchter, Trustee
Jill Price

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 19TH day of NOVEMBER, 2025.

Date: 11-19-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19TH day of NOVEMBER, 2025.

Theresa C. Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY