Karen Johnson Davidson County
Batch# 1352835 AFFIDAVIT
12/02/2025 12:31:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251202-0095454

This Instrument Prepared By and Return To:
Lux Title & Escrow, LLC
1201A 7th Ave. N.
Nashville, TN 37208

**SCRIVENER'S AFFIDAVIT**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Ryan Lux**, hereinafter referred to as Affiant, on this the 28th day of November, 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 prepared and/or recorded a General Warranty Deed of record in **Instrument Number 20250327-0023099**, Register's Office for Davidson County, Tennessee, by and between **James Frank Miller and Linda Doyle Miller, Trustees of the Miller Joint Revocable Living Trust dated July 26, 2022, and any amendments thereto** (Grantor) and **Peter Smiley and Christina Gless-Smiley, husband and wife** (Grantee).

2. That the General Warranty Deed was recorded with a typographical error in that one of the Grantee's names was misspelled.

3. That the correct spelling of the Grantees' names are **Peter Smiley and Christina Giess-Smiley, husband and wife**.

4. 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.

FURTHER, the Affiant sayeth naught.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ryan Lux**, the within named bargainor, 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 28th day of November, 2025.

NOTARY PUBLIC

My Commission Expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2030

Certificate of Authenticity

I, **Ryan Lux**, 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 **11/28/25**.

Date

Affiant Signature

**12/1/25**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1st** day of **December**, 2025.

Notary's Signature

My Commission Expires: 2/26/2029

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029