Karen Johnson Davidson County
Batch# 1353365 AFFIDAVIT
12/03/2025 03:46:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251203-0096116

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Margaret R Means**, hereinafter referred to as Affiant, on this the 1st day of December, 2025, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Affiant is an employee for Rudy Title and Escrow, LLC.

2. Rudy Title and Escrow, LLC prepared a Warranty Deed of record in **Instrument 20220418-0044048, Register's Office for Davidson County, Tennessee**, by and between **Jan Roberts Caldwell,** (Grantor) and **Emily Rogers,** (Grantee).

3. That the legal description in said Warranty Deed contained a typographical error in the legal description, in that the Instrument Number referencing the Master Deed and Bylaws therein was incorrect.

4. That the correct legal description including the correct Instrument Number should read as follows:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 101, in a Horizontal Property Regime of State House Manor, of record in Book 7333, page **36,** Register's Office for Davidson County, Tennessee, to which plan reference is hereby made or a more complete description.

5. 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 not.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Margaret R Means**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of December, 2025.

NOTARY PUBLIC

My Commission Expires: 1-22-29

CANDIS A. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

Certificate of Authenticity

I, Kayla Lodge, 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 12/01/2025 (date of document).

Affiant Signature

Date 12/01/2025

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES:

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY