This instrument prepared by:
Limestone Title, LLC
580 Franklin Rd Ste 203
Franklin, TN 37069
LTL-34790-25

Karen Johnson Davidson County
Batch# 1353672 AFFIDAVIT
12/04/2025 09:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251204-0096279

SCRIVENER'S AFFIDAVIT –WARRANTY DEED

SELLER: EQUITY TRUST COMPANY CUSTODIAN FBO RICHARD S. WOFFORD IRA

BUYER: John William Venezia, an unmarried man and Sara Mellas, an unmarried woman, as Joint Tenants with Rights of Survivorship

WARRANTY DEED RECORDED: November 17, 2025 in Instrument 20251117-0091324, in the Office of Davidson County Register of Deeds

The undersigned, representative of Limestone Title, LLC, hereby states that a scrivener's error was made in the recording of the Warranty Deed, that through error and inadvertence, on page 2 of Warranty Deed the notary acknowledgement was missing the State of Ohio, County of Cuyahoga, and notary's name, Aaron L. Gibson should be filled in where it says "Personally appeared before me, Aaron L. Gibson, a notary public".
Corrected page attached as Exhibit A.

This affidavit is being made to correct this error.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 3, day of DECEMBER, 2025.

Limestone Title, LLC

By: _____
Jill Richards
Its: Duly Authorized Signatory

State of TENNESSEE
County of WILLIAMSON

I hereby certify that the foregoing Scrivener's Affidavit was subscribed, sworn to, and acknowledged before me this 3 day of DECEMBER, 2025 by Jill Richards as her true act and deed.

_____
Notary Public
My Commission Expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

EXHIBIT A

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 5 day of November, 2025

GRANTOR(S)

Equity Trust Company Custodian FBO Richard S. Wofford IRA

By: _____

Jeffrey S. Brown

Corporate Alternate Signer

STATE OF Ohio
COUNTY OF Cuyahoga

Personally appeared before me, Aaron L Gibson, a Notary Public, **Jeffrey S. Brown** who is the Corporate Alternate Signer Equity Trust Company Custodian FBO Richard S. Wofford IRA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the Corporate Alternate Signer Equity Trust Company Custodian FBO Richard S. Wofford IRA, the within named bargainor, and that he/she as such Corporate Alternate Signer executed the within instrument for the purposes therein contained by signing as Corporate Alternate Signer on behalf of Equity Trust Company Custodian FBO Richard S. Wofford IRA.

WITNESS my hand and seal, this the 5 day of Nov, 2025

AARON L GIBSON, NOTARY PUBLIC
STATE OF OHIO
COMM. EXP. MARCH 28, 2028

Aaron L Gibson
Notary Public

AARON GIBSON
Printed Notary Name

My commission expires: 3/28/2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Dec 3, 25 (date of document).

Jennifer L Pennell

Dec 3, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Dec 3, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

