Karen Johnson Davidson County
Batch# 1353871 AFFIDAVIT
12/04/2025 12:51:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251204-0096523

This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903
Y-AA-25-6313

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Melissa Jansen, hereinafter referred to as Affiant, on this the 4th 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 his/her knowledge, information and belief:

1. That Affiant prepared a Warranty Deed recorded December 4, 2025 in **Instrument No. 20251204-0096155** in the Register's Office for Davidson County, Tennessee between **Clinton L. Cummings and wife, Gwendolyn D. Cummings** and **Katherine Jacques Fabling and Justin John Fabling, wife and husband** in regards to the property located 6313 Chickering Circle, Nashville, Tennessee 37215.

2. That the above-mentioned Warranty Deed was recorded with clerical or typographical errors in the Notary's Commission Expires date in the consideration is missing.

3. That the correct Commission Expires date is 09/16/2029.

4. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Melissa Jansen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, **Melissa Jansen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal this the 4th day of December, 2025.

Notary Public
My Commission Expires: 5/16/29

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 12/04/2025 (date of document).

Stephanie Woodall
Affiant Signature

Date 12/04/2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th day of December, 2025.

Notary's Signature

My Commission Expires: 