THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch # 1358030 AFFIDAVIT
12/15/2025 09:40:10 AM 1 pg
Fees: $12.00 Taxes: $0.00
20251215-0099403

AFFIDAVIT REGARDING SCRIVENER'S ERROR

I, Samuel F. Anderson, Attorney, do hereby make oath that I am of majority, under no disability and that I have read this Affidavit and swear that the information contained herein is true, accurate and correct to the best of my knowledge, information and belief. I have personal knowledge of the transaction in which the scrivener's error is involved.

This affidavit is being given pursuant Tennessee Code Annotated 66-24-101(a)(27).

1. On November 21, 2025, our office prepared a Quitclaim Deed from Heather M. Elder, married, (Grantor) to Alda M E Melnek, unmarried (Grantee).

2. The Quitclaim Deed was recorded in Instrument No. 20251124-0093493, Register's Office for Davidson County, Tennessee.

3. The legal description in the Quitclaim Deed contained a scrivener's error in that there was a typographical error in the derivation clause:

   Being the same property conveyed to Alda M.E. Melnik and Heather M Elder as Joint Tenants with Right of Survivorship from Sean Lewis by Warranty Deed dated February 19, 2021 of record with instrument number 20210225-0024040 in the Register's office for Davidson County, Tennessee.

   The legal description should read as follows:

   Being the same property conveyed to Alda M.E. ***Melnek*** and Heather M Elder as Joint Tenants with Right of Survivorship from Sean Lewis by Warranty Deed dated February 19, 2021 of record with instrument number 20210225-0024040 in the Register's office for Davidson County, Tennessee.

4. The real property affected is known as: 115 Harpeth Trace Summit, Nashville, Tennessee 37221.

5. This Affidavit is being given in furtherance of identification and title to the real property.

FURTHER AFFIANT sayeth not.

Samuel F. Anderson

State of TENNESSEE
County of WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Samuel F. Anderson, 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, at office, this 8th day of December, 2025.

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 3/7/26