# AFFIDAVIT OF SCRIVENER'S ERROR

Karen Johnson
Batch # 1358182
12/15/2025 03:18:15 PM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
2 pgs
20251215-0099623

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned attorney, duly authorized to administer oaths, Sarah Richter Perky, who is known to me (or proved to me on the basis of satisfactory evidence to be), and who, after being duly sworn, deposed and said that:

I am over eighteen (18) years of age and me address is 329 S. Royal Oaks Blvd., Suite 205, Franklin, TN 37064.

On April 15, 2025, Campbell Perky Johnson, PLLC prepared the quitclaim deed subsequently recorded as **Instrument 202504280032153** in the Register's Office of ~~Williamson~~ Davidson County, Tennessee. The Quitclaim deed was signed and notarized on April 15, 2025. The quitclaim deed conveyed from Gentian Mjeshtri to Emily Scott the real property municipally known as 3501 Robin Road, Nashville, Tennessee 37204.

The legal description contained in said quitclaim deed contained a typographical error, and read as follows:

> Land located in lot No., Park 74 on the map of Woodmont Boulevard, Section of Marengo Park, as of record Book 1130, page 2, of the Register's Office for said County, and described as follows:

This error was unintentional, and the correct legal description should read as follows:

> Unit A Homes at 3501 and 3503 Robin Road per MA 201804030030806, as of record Book 1130, page 2, of the Register's Office for said County, and described as follows:

This affidavit is made of my personal knowledge to correct the error above described.

Executed on 26 November, 2025.

Sarah Richter Perky

## OATH AND ACKNOWLEDGEMENT

On this 26th day of November, 2025, before me, a Notary Public, duly commissioned and qualified, in and for the State and County aforesaid, personally appeared **Sarah Richter Perky,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who executed the foregoing Scrivener's Affidavit and who acknowledged that she executed the same as her free act and deed. She also made oath that she has read the foregoing Affidavit and the things and matters contained herein are true. The Affiant did further acknowledge that she executed the within described document for the purposes of correcting the scrivener's error herein described.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

Notary

My commission expires: 7-8-2029

