Karen Johnson
Batch # 1371009
01/20/2026 08:39:37 AM
Fees: $12.00 Taxes: $0.00

Davidson County
AFFIDAVIT
1 pg

20260120-0004234

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

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Jacob Mitchell, hereinafter referred to as Affiant, on this the 14th day of January, 2026, 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 recorded a Warranty Deed recorded May 30, 2025 in **Instrument No. 20250530-0042725** in the Register's Office for Davidson County, Tennessee between **Christopher Nelson Breuer and Susan Jack Shuttleworth, as Trustees of the Christopher Nelson Breuer Living Trust dated February 16, 2022** and **Gina Jie Yao and John Jinzhong Sehng, Wife and Husband** in regards to the property located 413 Van Buren St #103, Nashville, Tennessee 37208.

2. That the above-mentioned Warranty Deed was recorded with clerical or typographical errors in the Grantee's name.

3. That the correct spelling of the Grantee(s) is : **Gina Jie Yao and John Jinzhong Sheng, Wife and Husband**

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.

Jacob Mitchell

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, **Jacob Mitchell**, 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 14 day of January, 2026.

Notary Public

My Commission Expires: _____

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON