Karen Johnson Davidson County
Batch # 1371016 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20260120-0004241

This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Jordan T. Myers**, hereinafter referred to as Affiant, on this 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 knowledge, information and belief:

1. That Affiant is an employee of Rudy Title & Escrow, LLC.

2. That Affiant prepared a **Warranty Deed** dated December 11th, 2025 and recorded December 29th, 2025 in **Instrument No. 20251229-0102416, Register's Office for Davidson County, Tennessee** by and between **Cocaris Real Estate Group, Inc. and Donald Hankus, married,** as grantor, and **Equity Trust Company fbo John Dodd IRA** as grantee.

3. Said **Warranty Deed** contained a typographical error in the legal description.

4. That Affiant makes this affidavit for the purpose of correcting the legal description that should read as follows:

   Land in Davidson County, Tennessee, being Lots 4 and 5, Map of Subdivision of Plummer Place and part of Blocks Nos. 3, 8, 13, 18, and 23, in Charlotte Park 2nd Addition to Nashville, as shown on Plat of record in Plat Book 161, Page 39, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

5. This Affidavit is made to correct any defect in title by reason of the aforesaid defective instruments by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

Jordan T. Myers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jordan T. Myers, the within named Affiant, 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 and official seal this 14th day of January, 2026.

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Notary Public
My Commission Expires: 6.8.27