This Instrument Prepared By:

**TENNESSEE NATIONS TITLE AGENCY, INC.**
404 BNA Drive, Suite 310
Nashville, TN 37217
(615) 360-2703
tn-closing@nationstitle.com
RE: 20NT0373

Karen Johnson Davidson County
Batch# 1372926 AFFIDAVIT
01/23/2026 09:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260123-0005790

## SCRIVENER'S AFFIDAVIT

**THIS SCRIVENER'S AFFIDAVIT** (this "Affidavit") is executed effective as of the ____ day of January, 2026 (the "Effective Date"), by Kimberly Beard (the "Affiant").

**W I T N E S S E T H:**

**WHEREAS**, by Warranty Deed of record as Instrument No. 20210315-0033631, Register's Office for Davidson County, Tennessee (the "Deed"), Power Control of Tennessee, Inc. conveyed the property set forth therein to The Gougeon Family Property Trust, O/A/D January 10, 2018 (the "Grantee"); and

**WHEREAS**, by inadvertence and mistake, the Deed inverted the words "Family" and "Property" in the Grantee's name; and

**WHEREAS**, the Affiant, as the preparer of the Deed, desires to correct the Deed to set forth the Grantee's proper name.

**NOW, THEREFORE**, the Affiant states and declares as follows:

The Grantee's name in the Deed is hereby corrected to be "The Gougeon Property Family Trust, O/A/D January 10, 2018".

*{Signature page to follow}*

**IN WITNESS WHEREOF**, the Affiant has executed this Affidavit effective as of the Effective Date.

**AFFIANT:**

Signature: Kimberly Beard

Name: KIMBERLY BEARD

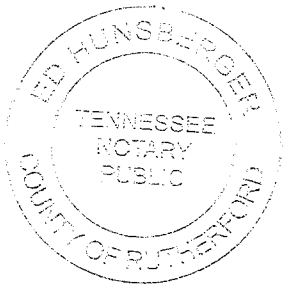
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY BEARD, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 21 day of January, 2026.

Notary Public

My Commission Expires: 1/25/26



**Tennessee Certification of Electronic Document**

I, Justin Foster 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 1/21/26 (date of document).

Affiant Signature

1/22/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 of Jan, 26.

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY