Karen Johnson Davidson County
Batch# 1374512 AFFIDAVIT
02/02/2026 07:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260202-0006754

This Instrument Prepared By:
GreenVue Title & Escrow, LLC
30 Burton Hills Blvd, Suite 380
Nashville, TN 37215
Office: 615.250.1810

Reference: Quitclaim Deed in Instrument No. 20231205-0093647, Register's Office for Davidson County, Tennessee.

SCRIVENER'S AFFIDAVIT

Before me, the undersigned attesting officer, came Trent Linville, who being sworn duly deposes as follows:

Quitclaim Deed of record in Instrument No. 20231205-0093647, recorded on the 5th day of December 2023 representing Brigitte Anschütz, Trustee of Anschütz Living Trust dated November 1, 2023 (hereinafter referred to as "Grantee") and Brigette D. Anshuetz, an unmarried woman (hereinafter referred to as "Grantor") for a transaction involving the property described below, and incorporated herein by reference:

LAND in Davidson County, Tennessee, being Lot No. 64 on the Subdivision Revision of Lots 63 & 64, Harpeth Trace Estates, Phase III, as shown on plat of record in Instrument No. 20190603-0052602, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

2.

A scrivener's error was made in said Quitclaim Deed

A. The legal description is incorrect. Original Lot 64 Lot was replatted in Instrument No. 20190603-0052602, "Subdivision Revision, Lots 63 and 64, Harpeth Trace Estate, Phase Three", which combined Lots 63 and 64 into new Lot 64.

B. and the changes are as follows:
LAND in Davidson County, Tennessee, being Lot No. 64 on the Subdivision Revision of Lots 63 & 64, Harpeth Trace Estates, Phase III, as shown on plat of record in Instrument No. 20190603-0052602, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

3.

The purpose of the affidavit is to put all parties on notice of the above-described errors and to correct the same.

4.

Affiant is aware that this Affiant will be relied upon by lenders, attorneys, title holders, prospective purchasers and title insurance companies.

Trent Linville

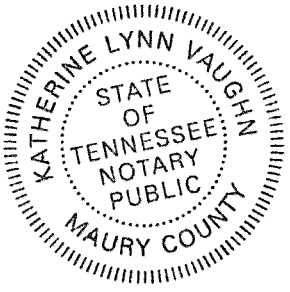
STATE OF TENNESSEE
COUNTY OF MAURY

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within Trent Linville, the within named bargainor, with 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 purpose therein contained.

Witness my hand and official seal this 27th day of January, 2026.

Katherine Lynn Vaughn, Notary Public

My Commission Expires:
April 22, 2026



Certificate of Authenticity

I, Trent Linville, 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 1/27/26.

Date

T. Linville

Affiant Signature

1/27/26

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 27th day of January, 2026.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

