Karen Johnson Davidson County
Batch# 1377331 AFFIDAVIT
02/09/2026 10:22:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260209-0009224

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, Stephanie Woodall, hereinafter referred to as Affiant, on this the 4th day of February, 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 prepared a Warranty Deedrecorded November 21, 2025in **Instrument No. 20251121-0093313** in the Register's Office for DavidsonCounty, Tennessee between **Stephanie Kaitlyn Skaggs**and **Wayne McCarron** in regards to the property located 1803 Broadway Apt. 213, Nashville, Tennessee 37203.

2. That the above-mentioned Warranty Deed was recorded with clerical or typographical errors in the Legal Description.

3. That the correct Legal Description is:

   A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

   Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit 213 of The Bristol on Broadway, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for The Bristol on Broadway, a Condominium Development, of record in Instrument No. 20050517-0055639 and as amended in Instrument No. 20060307-0026614 and in Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided .53% interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Bristol on Broad, a Condominium Development, as set out on Exhibit "C" to the Master Deed, of record in Instrument No. 2050517-0055639, said Register's Office, for a more complete identification and description of such Unit.

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.

Stephanie Woodall

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, **Stephanie Woodall**, 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 4th day of February, 2026.

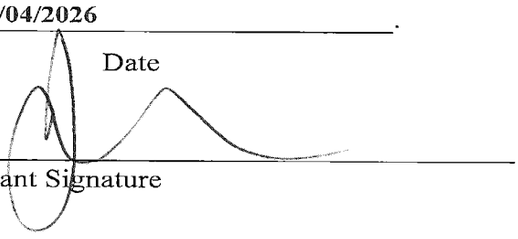
Notary Public
My Commission Expires: SEP 16 2029

MELISSA [illegible]SEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Jessie Krzminski**, 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 **02/04/2026**.

Date



Affiant Signature

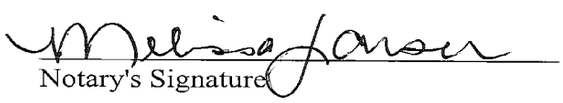
02/04/2026

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **4th** day of **February**, 20**26**.



Notary's Signature

My Commission Expires: SEP 16 2029

Date

Notary's Seal (if on paper)

