Karen Johnson Davidson County
Batch# 1386969 AFFIDAVIT
03/02/2026 10:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260302-0015995

This Instrument Prepared By:
Robert M. Pautienus III
FIDELIS LAW, PLLC
1585 Mallory Lane, Suite 104
Brentwood, Tennessee 37027

SCRIVENER'S AFFIDAVIT

408 Ritchie Drive, Davidson County, Tennessee 37220
Warranty Deed Reference: Instrument 20240829-0066663
Deed of Trust Reference: Instrument 20240830-0066730

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, Robert M. Pautienus III, being first duly sworn, state as follows:

1. I am an attorney licensed to practice law in the State of Tennessee and have personal knowledge of the matters set forth herein.

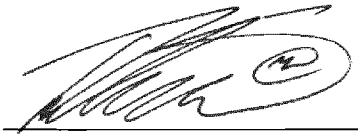
2. The Warranty Deed from Joy R. James, as Trustor and Trustee of the JAMES JOINT REVOCABLE LIVING TRUST dated August 30, 1999, to Matthew Joseph Binkley and wife, Emily Paige Ooten Binkley, recorded as Instrument No. 20240829-0066663 in the Register's Office for Davidson County, Tennessee, and the Deed of Trust from Matthew Joseph Binkley and Emily Paige Ooten Binkley to Harold M. James and Joy R. James, Trustees of the JAMES JOINT REVOCABLE LIVING TRUST dated August 30, 1999, recorded as Instrument No. 20240830-0066730, contain a scrivener's error in the statement of the trust name.

3. In both instruments, the trust is identified as "JAMES JOINT REVOCABLE LIVING TRUST, dated August 30, 1999." The correct and complete legal name of the trust is "THE HAROLD M. JAMES and JOY R. JAMES JOINT REVOCABLE LIVING TRUST, dated August 30, 1999."

4. The omission of the settlors' names from the trust title in the above-referenced instruments was inadvertent and unintentional. The trust referenced in both instruments is the same trust created on August 30, 1999, and no other trust is implicated.

5. This Affidavit is made for the purpose of clarifying the record and correcting the scrivener's error in the above-referenced instruments. No other terms or provisions of those instruments are modified or affected hereby.

Further, Affiant saith not.



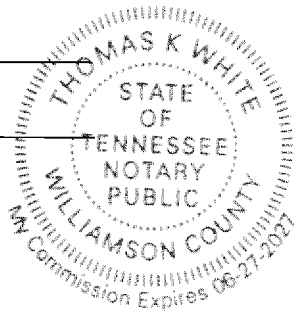
ROBERT M. PAUTIENUS III

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT M. PAUTIENUS III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of March, 2026.

Notary Public
My Commission Expires: _____



TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 3/2/26.

ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 2 day of March, 2026.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029