Karen Johnson Davidson County
Batch# 1387992 AFFIDAVIT
03/04/2026 10:40:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260304-0017186

This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF COFFEE

Comes now, **Rachel Wilson,** hereinafter referred to as Affiant, on this 4th day of March, 2026, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Affiant is an employee of Rudy Title and Escrow.

2. That Affiant prepared a **Warranty Deed** of record in **Instrument No. 20231109-0087744, Register's Office for Davidson County, Tennessee** by and between **2010 14TH AVE N LLC,** as Grantor, and **JAMES MICHAEL RICE,** as Grantee.

3. Said Warranty Deed contained a clerical error in that the Grantees was referenced as JAMES MICHAEL RICE, AN UNMARRIED WOMAN.

4. That Affiant makes this affidavit for the purpose of correcting the Grantee to read: **JAMES MICHAEL RICE, AN UNMARRIED MAN**

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.

Rachel Wilson, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Rachel Wilson, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of March, 2026.

Notary Public
My Commission Expires: _____

JACOB MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-09-2028

Certificate of Authenticity

I, John Gleaves do hereby make oath that I am 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 03/04/26.

Affiant Signature March 4, 2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 4th day of March, 2026.

Notary's Signature

