Karen Johnson Davidson County
Batch# 1393949 AFFIDAVIT
03/17/2026 12:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260317-0021257

**THIS INSTRUMENT PREPARED BY:**
Southland Law Group, PLLC
216 Centerview Dr., #360
Brentwood, Tennessee 37027

# SCRIVENER'S AFFIDAVIT

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Comes now John M. Wells, who is over eighteen (18) years of age and whose address is 216 Centerview Dr., Suite 360, Brentwood, TN 37027, and would state as follows:

On the 29th day of December, 2025, Stewart Title, prepared the Warranty Deed, ("Deed"), executed by Joy F. Tucker and Michael C. Tucker, Co-Trustees of The Tucker Family Trust, dated April 21st, 2004, conveying property to Meron George, an unmarried person, recorded in Instrument No. 20251231-0104120, Register's Office for Davidson County, Tennessee.

The legal description that appears of record in the Warranty Deed contains a scrivener's error in that the legal description is incomplete. This error was unintentional. The correct legal description which should appear in the Quitclaim Deed is:

**LAND in Davidson County, Tennessee being Lot No. 89 on the Plan of Fair Oaks, Section Two, as of record in Book 4460, Pages 52 and 53, Register's Office for said County.**

**SAID Lot No. 89 fronts 67 feet on the southerly side of Joann Court and runs back 138.9 feet on the west side line and 147.36 feet on the East sideline to a line at the rear measuring 76.95 feet thereon.**

This Affidavit is made of my personal knowledge to correct the error above described.

**EXECUTED** this 13th day of March, 2026.

John M. Wells, Affiant

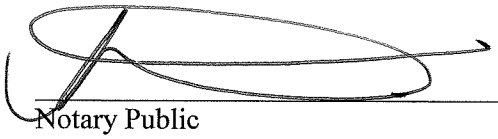
File No. 2803420

## OATH AND ACKNOWLEDGMENT

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

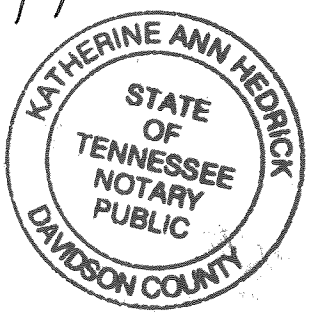
On this the 13th day of March, 2026, before me, a Notary Public, duly commissioned and qualified, personally appeared John M. Wells, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who executed the foregoing **Scrivener's Affidavit** and who acknowledged that he executed the same as his free act and deed. He also made oath that he has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that he executed the within described document for the purpose of correcting the scrivener's error herein described.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.



Notary Public

My Commission expires: 11/8/2028



## CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 March 17th, 2026.

Affiant
Date: 3/17/26

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 17th day of March, 2026

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY