Karen Johnson Davidson County
Batch# 1397295 AFFIDAVIT
03/25/2026 09:02:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260325-0023577

PREPARED BY AND RETURN TO:
Bell Law Settlement Services
112 30th Avenue North
Nashville, TN 37203

CROSS REFERENCE TO:

Instrument No. 20251009-0080914
Davidson County
FILE# 2026-8855

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SCRIVENER'S AFFIDAVIT

Personally, appeared before me the undersigned officer authorized by law to administer oaths in said state and County, comes the undersigned Mary E. Armor, who states under oath as follows:

1.

I am more than 18 years of age, suffer from no legal disability. I am employed by Bell Law Settlement Services, LLC as a Processor. I am authorized to make the representations contained in this Affidavit on behalf of Bell Law Settlement Services, LLC.

2.

My company prepared a Quitclaim Deed from Jeffrey Hammons to Charles K. Hunter, dated August 16, 2025, and recorded on October 9, 2025, Instrument# 20251009-0080914, Davidson County Register of Deeds.

3.

In the Quitclaim Deed aforementioned, there was a Scrivener's error in the name of the Grantee. **Specifically, the grantee information was inadvertently misspelled as "Charles E. Hunter".**
The grantor language should read as follows:

"Jeffrey Hammons, "the Grantor" convey and quitclaim any interest they have unto Charles K. Hunter, "the Grantee" the following described real estate"

4.

This affidavit is given to explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

5.

I understand that this affidavit will be recorded in the Davidson County Records and that it will be relied upon in the future by those seeking to acquire or to insure an interest in the above-described realty, as well as those who examine the title to said realty.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, this 23rd day of March 2026.

Mary E. Armor
Title: Processor
Bell Law Settlement Services, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Regina Sullo a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mary E. Armor to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and who acknowledged that she executed the same as her free act and deed.

WITNESS my hand, at office, this 23rd day of March 2026.

REGINA V. SULLO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires:

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/23/26 (date of document)

Regina Sullo

Affiant Signature

3/25/26

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 25 day of March, 2026

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

