Karen Johnson Davidson County
Batch# 1410332 AFFIDAVIT
04/23/2026 09:55:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260423-0033773

This Instrument Prepared By and Return to:

Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

Maximum Principal indebtness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

GRANTOR: MARK N. EDWARDS AND WIFE, AMY G. EDWARDS

GRANTEE: DEAN A. SCHANNO AND WIFE, LIEVE C. SCHANNO

Comes now William E. Grones, hereinafter referred to as Affiant, on this the 23 day of April, 2026, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. I am an employee of Rudy Title and Escrow, LLC, which is a licensed title insurance agency doing business in the State of Tennessee. In the aforesaid capacity, one of my duties is to engage in the preparation and review of various documents including Deeds, Deeds of Trust, or other similar conveyances of real estate.

2. That the Warranty Deed of record in Instrument Number 20050301-0022473 in the Register's Office for Davidson County, Tennessee contained typographical errors.

3. That the reference to the County in paragraph one erroneously referred to the property as being located in Williamson County and in fact should have referenced the County as Davidson County. The erroneous statement appeared as follows:

...that certain tract or parcel of land in WILLIAMSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

4. That the reference to the County in said paragraph should correctly refer to the County as Davidson County and should correctly appear as follows:

...that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

William E. Grones
AFFIANT

State of New York
County of Clinton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **William E. Grones**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of April 2026.

Notary Public

My Commission Expires: 10/25/2027

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2027

I, **Gabriel R. Lutz**, 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 **4/23/2026** (date of document).

Affiant Signature

Date **4/23/2026**

State of New York

County of Clinton

Sworn to and subscribed before me this **23** day of **April**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027