Karen Johnson Davidson County
Batch# 1410492 AFFIDAVIT
04/23/2026 02:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260423-0034447

This Instrument Prepared by and Return To:
Lux Title & Escrow, LLC
1201A 7th Ave. N.
Nashville, TN 37208
(615) 283-1080

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Ryan Lux**, hereinafter referred to as Affiant, on this the 23rd 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/her knowledge, information and belief:

1. Affiant was responsible for notarizing a certain Warranty Deed, of record in **Instrument Number 20220802-0087620**, Register's Office for Davidson County, Tennessee, by and between **David Hutchison and Julie Hutchison, husband and wife** ("Grantor") and **Amanda Klopf and Ryan W. Petersen, wife and husband** ("Grantee").

2. That the Warranty Deed was recorded with a typographical error in that the notary acknowledgment for Julie Hutchison was invertedly omitted.

3. That the notary acknowledgment in the attached **Exhibit A** shall be inserted into said Warranty Deed and supplement the existing notary acknowledgment.

4. This Affidavit is made to address and correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth naught.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ryan Lux**, the within named bargainor, 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 23rd day of April, 2026.

NOTARY PUBLIC

My Commission Expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

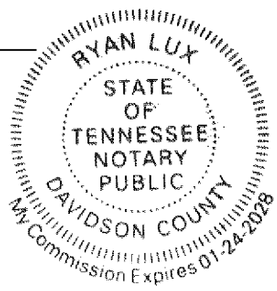
EXHIBIT A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Julie Hutchison**, 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 the 1st day of August 2022.

_____
NOTARY PUBLIC
My Commission Expires:



Certificate of Authenticity

I, **Ryan Lux**, 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 **4/23/26**.

Date

Affiant Signature

4/23/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23** day of **April**, 2026.

Notary's Signature

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

My Commission Expires: _____

Date

Notary's Seal (if on paper)