Karen Johnson
Batch # 1410528
04/23/2026 02:57:04 PM
Fees: $12.00 Taxes: $0.00

Davidson County
AFFIDAVIT
1 pg

20260423-0034526

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

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Candis Thornton**, hereinafter referred to as Affiant, on this the 20th 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 her knowledge, information and belief:

1. That Affiant prepared a Warranty Deed dated March 31, 2026, and recorded March 31, 2026 in Instrument Number **20260331-0025641**, in the Register's Office for Davidson County, Tennessee between **EWING HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (as Grantor) and **512 HAMILTON AVE CHJ LC, A TENNESSEE LIMITED LIABILITY COMPANY** (as Grantee) in regards to the property located **512 Hamilton Ave, Nashville, TN 37203.**

2. That the above-mentioned Warranty Deed was recorded with clerical or typographical errors in the spelling of the party names.

3. That the Grantee should have read **512 HAMILTON AVE CHJ LLC, A TENNESSEE LIMITED LIABILITY COMPANY**.

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

FURTHER, the Affiant sayeth not.

Candis Thornton, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Candis Thornton**, the within named Affiant, 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 20th day of April, 2026. .

NOTARY PUBLIC
My Commission Expires: _____

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY