Karen Johnson Davidson County
Batch# 1418090 AFFIDAVIT
05/08/2026 02:06:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260508-0041805

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Stephanie M. Duncan**, hereinafter referred to as Affiant, on this 4th day of May 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 is an employee of **Rudy Title & Escrow**.

2. That Affiant recorded the **Warranty Deed** of record in **Instrument No. 20260320-0022480, Registers' Office for Davidson County, Tennessee.**

3. Said Warranty Deed contained a clerical and/or typographical error in that the name of the county referenced as WILLIAMSON is incorrect.

4. That Affiant makes this affidavit for the purpose of correcting the county name to read: **...that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE,**

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

_____, Affiant
Stephanie M. Duncan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Stephanie M. Duncan, 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 4th day of May, 2026.

_____
Notary Public

My Commission Expires:

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Jacob Mitchell, 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 5/4/2026 (date of document).

Affiant Signature

Date 5/8/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of May, 2026.

Notary Signature

MY COMMISSION EXPIRES: _____

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