Steven Joel Friddell
2035 Nora Lane
Hermitage, TN 37076
Correction of Instrument 20260327 0024467

Karen Johnson
Batch # 1427291
06/02/2026 01:05:47 PM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
2 pgs
20260602-0049605

AFFIDAVIT OF SCRIVENER'S ERROR

(Correction of Legal Description in Recorded Quitclaim Deed)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, personally appeared **STEVEN JOEL FRIDDELL**, who, being by me first duly sworn, deposes and says as follows:

1. Affiant is an adult resident of Davidson County, Tennessee, with a mailing address of 2035 Nora Lane, Hermitage, TN 37076. Affiant has personal knowledge of the facts stated herein and is competent to testify regarding the same.

2. Affiant prepared, or caused to be prepared, that certain Quitclaim Deed (the "Deed") dated on or about March 2026, by and between **VERA V. FRIDDELL** ("Grantor") and **STEVEN JOEL FRIDDELL** ("Grantee"), which Deed was recorded on **March 27, 2026**, as **Instrument No. 20260327 0024467** in the Register of Deeds Office for Davidson County, Tennessee. The Deed conveyed the real property located at **2035 Nora Lane, Hermitage, TN 37076**, identified by Parcel ID **08504004300**.

3. The Deed contained a scrivener's error in the legal description of the property. Specifically, the legal description in the Deed incorrectly described the property as *"Lot No. 27, Stones River Estates, Section I, as of record in Book 2900, page 139, Register's Office for said County"*, together with certain metes and bounds descriptions associated with the former Stones River Estates, Section I, Lot 27.

4. The correct legal description of the property intended to be conveyed by the Deed, and the property now properly designated and assessed, is:

> ***Lot 1, Friddell Subdivision, according to the plat thereof recorded under reference PL 00006050 000375 in the Register's Office for Davidson County, Tennessee*** *(the "Correct Legal Description").*

The property is further identified by the current Parcel ID 08504004300 and address 2035 Nora Lane, Hermitage, TN 37076. The prior description referencing Lot No. 27, Stones River Estates, Section I is obsolete and has been superseded by the replatting or subdivision creating the Friddell Subdivision.

5. The error in the legal description was inadvertent and constitutes a scrivener's error. At all times, the true intent and purpose of the parties to the Deed was to convey all of the Grantor's right, title, and interest in and to the real property now correctly described as Lot 1, Friddell Subdivision, per the plat reference set forth above. There was no intent to convey any different or additional property, nor to omit the property actually conveyed.

6. This Affidavit is made for the purpose of correcting the public land records of Davidson County, Tennessee, and to confirm and ratify that title to the property described in the Correct Legal Description passed to the Grantee pursuant to the Deed, as corrected by this Affidavit. This correction is made to prevent any break in the chain of title, to facilitate future transfers, and to ensure the proper party is reflected in title and assessment records.

7. Affiant requests that this Affidavit be recorded in the Register of Deeds Office for Davidson County, Tennessee, and that it be cross-indexed to the original Deed (Instrument No. 20260327 0024467) for the purpose of giving notice of the correction to all interested parties.

8. Affiant further states that this Affidavit is made in good faith, without any intent to defraud or mislead, and that the facts recited herein are true and correct to the best of Affiant's knowledge and belief.

FURTHER AFFIANT SAITH NAUGHT.

Date: 6-1-2026

STEVEN JOEL FRIDDELL

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me, the undersigned Notary Public, by STEVEN JOEL FRIDDELL, who is personally known to me or who produced TNDL 058876798 as identification, on this 1st day of June, 2026.

Notary Public: Leyla Givens-Key

My Commission Expires: 03-05-2028

LEYLA GIVENS-KEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON