Karen Johnson Davidson County
Batch# 1438226 AFFIDAVIT
06/25/2026 12:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260625-0057536

This instrument prepared by:
Mudter, Patterson & Cox, PLLC
3811 Bedford Avenue, Ste. 205
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT

Re: Correction of Warranty Deed from Mario Duse and Krista Sheldon, husband and wife, to Cathleen Gallagher, married, recorded as Instrument No. 20220627-0073379, Register's Office for Davidson County, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, Gerald G. Patterson, states that he is an attorney with Mudter, Patterson & Cox, PLLC ("MPC") and makes oath that the following statements are true to the best of his knowledge, information and belief:

That MPC prepared a warranty deed (the "Warranty Deed") dated June 17, 2022, in which Mario Duse and Krista Sheldon, husband and wife, conveyed title to certain real property located at 930 Chancery Lane, Nashville, Tennessee, 37205, to Cathleen Gallagher, married, said deed having been recorded on June 27, 2022, as Instrument No. 20220627-0073379, Register's Office for Davidson County, Tennessee; and

That, through inadvertence, the name of the grantee on the Warranty Deed was incorrectly designated as "Cathleen Gallagher," as opposed to being correctly designated as "Kathleen Gallagher"; and

That this affidavit is being made to correct the name of the aforesaid grantee on the Warranty Deed by substituting "Kathleen Gallagher" as the name of the grantee.

FURTHER AFFIANT SAYETH NOT.

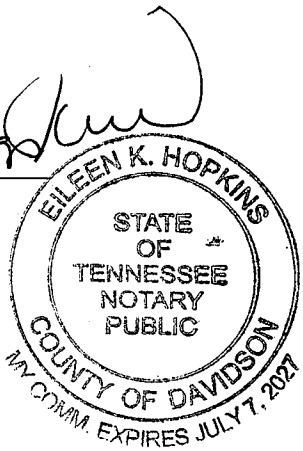
GERALD G. PATTERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 23rd day of June, 2026.

Notary Public

My commission expires 7-7-2027



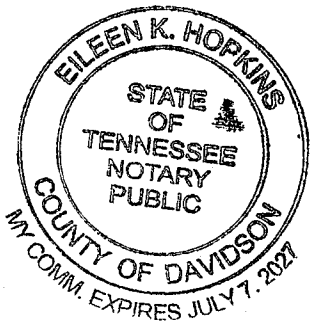
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GERALD G. PATTERSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 23rd day of June, 2026.

Notary Public

My commission expires _____



Tennessee Certification of Electronic Document

I, George Mudter 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 June 23, 2026 (date of document).

Affiant Signature

6/25/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of June, 2026

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

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