RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
Attorneys at Law
3811 Bedford Avenue, Suite 205
Nashville, TN 37215
615-383-0711

Karen Johnson Davidson County
Batch # 1445220 AFFIDAVIT
07/13/2026 09:32:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260713-0062716

AFFIDAVIT OF SCRIVENER'S ERROR

State of Tennessee
County of Davidson

I, George E. Mudter, Jr., being first duly sworn and do hereby acknowledge that I was the attorney that prepared a certain Warranty Deed executed by Mary Frances Patterson, (the "Grantor") and Rebecca J. Ferguson, (the "Grantee"), dated July 12, 2002 and being of record in Instrument Number 20020716-0085699, Register's Office of Davidson County, Tennessee as well as a Quitclaim Deed executed by Rebecca J. Ferguson, (the "Grantor") and Rebecca J. Ferguson and Hazel G. Mansperger as joint tenants with the right of survivorship (the "Grantees") dated December 5, 2012 and being of record in Instrument Number 20121206-0112257, Register's Office of Davidson County, Tennessee. The Scrivener inadvertently failed to include the Section Number of the lot being conveyed in the legal description on both the Warranty Deed and the Quitclaim Deed. Scrivener referenced the following legal description in the said Warranty Deed and the Quitclaim Deed:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Westhaven, as of record in Plat Book 1130, Page 7, Register's Office for said County, to which plan reference is hereby made for a more complete description.

WHEREAS, Scrivener desires to correct the error in the recorded Warranty Deed and the Quitclaim Deed by executing and recording this Affidavit of Scrivener's Error as allowed under Tennessee Code Annotated Section 66-24-101(a)(17) for the purpose of correcting the said legal description to read as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Westhaven, Section One, as of record in Plat Book 1130, Page 7, Register's Office for said County, to which reference is hereby made for a more complete description.

NOW THEREFORE, the legal description on the Warranty Deed of record in Instrument Number 20020716-0085699 and the Quitclaim Deed of record in Instrument Number 20121206-0112257, Register's Office of Davidson County, Tennessee shall read as:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Westhaven, Section One, as of record in Plat Book 1130, Page 7, Register's Office for said County, to which reference is hereby made for a more complete description.

WITNESS MY HAND on this 2 day of July, 2026.

SCRIVENER:

George E. Mudter, Jr.

Sworn to and subscribed before me this 2 day of July, 2026.

Notary Public

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

My Commission Expires: _____

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, Notary Public of said County and State, George E. Mudter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand on this 2 day of July, 2026.

Notary Public

My Commission Expires: _____

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028