Karen Johnson
Batch # 1450311
07/22/2026 08:17:00 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
2 pgs
20260722-0066152

THIS INSTRUMENT PREPARED BY:
Southland Law Group
216 Centerview Dr. #360
Brentwood, Tennessee 37027

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Comes now John M. Wells, who is over eighteen (18) years of age and whose address is 216 Centerview Dr.#360, Brentwood, TN 37027 and would state as follows:

On the 4th day of June, 2024, I prepared a Quitclaim Deed recorded in Instrument No. 20240607-0042628, Register's Office for Williamson County, Tennessee, purporting to convey certain real property from Jeffrey Monroe Brown, as Grantor to Jennifer Catherine Brown and Mary Frances Rutledge, as Grantee. The conveyance contains a scrivener's error in that the vesting was incomplete as it inadvertently omitted the survivorship interest as expressed in the previous Warranty Deed (Instrument No. 20221018-0113675). This error was unintentional. The correct premises for the Quitclaim Deed is as follows:

> KNOW ALL MEN BY THESE PRESENTS that I Jeffrey Monroe Brown, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and do herby convey remise, release and forever quitclaim unto Jennifer Catherine Brown and Mary Frances Rutledge, Joint Tenants with Rights of Survivorship, all my interest, if any, whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

This Affidavit is made of my personal knowledge in order to correct the error above described.

EXECUTED this 16th day of July, 2026.

John M. Wells, Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to or affirmed and subscribed before me this 16th day of July, 2026 by John M. Wells

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
ASHLEY NOFFSINGER

Notary

My Commission Expires:
5-3-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 16th day of July, 2026, before me, a Notary Public, duly commissioned and qualified, personally appeared John M. Wells, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who executed the foregoing **Scrivener's Affidavit** and who acknowledged that he executed the same as his free act and deed. He also made oath that he has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that he executed the within described document for the purpose of correcting the scrivener's error herein described.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

Notary Public

My Commission expires:

5-3-27

ASHLEY NOFFSINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY