Karen Johnson Davidson County
Batch# 1470776 AFFIDAVIT
09/10/2026 10:24:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260910-0083936

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corp.
5107 Maryland Way, Suite 115
Brentwood, TN 37027

AFFIDAVIT REGARDING SCRIVENER'S ERROR

STATE OF TENNESSEE, COUNTY OF DAVIDSON

I, Bobbie Cooper, do hereby make oath that I am of majority, under no disability and that I have read this Affidavit and swear that the information contained herein is true, accurate and correct to the best of my knowledge, information and belief. I have personal knowledge of the transaction in which the scrivener's error is involved.

This affidavit is being given pursuant Tennessee Code Annotated 66-24-101(a)(27).

1. On December 22, 2025, our office prepared a Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company ("Grantor") to Katherine Clift, a married woman ("Grantee");

2. The Warranty Deed was recorded in Instrument No. 20251231-0104267, Register's Office for Davidson County, Tennessee.

3. The Warranty Deed contained the following scrivener's error:

   The Grantee's marital status is incorrectly stated as "married". The correct marital status of Grantee is and was unmarried. Please see Final Decree of Divorce dated November 12, 2025, in the Chancery Court for Williamson County, Tennessee, Docket number 25CV-54992.

4. The real property affected is known as: 233 Ben Hill Drive, Antioch, TN 37013.

5. This Affidavit is being given in furtherance of identification and title to the real property.

FURTHER AFFIANT sayeth not.

Bobbie Cooper

STATE OF TENNESSEE, COUNTY OF DAVIDSON

SWORN AND SUBSCRIBED before me this 4th day of September, 2026.

Notary Public

My Commission Expires: 10/4/2027

FRANK S PEELER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 04, 2027

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Bobbie Cooper, the within named bargainor, 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, at office, this 4th day of September, 2026.

My Commission Expires: 10/4/2027

NOTARY PUBLIC

FRANK S PEELER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 04, 2027

Tennessee Certification of Electronic Document

I, Samuel F. Anderson 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 9-4-26 (date of document).

Affiant Signature

9-4-26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 2/23/30

NOTARY'S SEAL

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY