This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903
File No: JM-SB-RF-21-643

Karen Johnson Davidson County
Batch# 603201 AFFIDAVIT
03/31/2021 08:32:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210331-0042020

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Ryan Terrell**, hereinafter referred to as Affiant, on this the 30th day of March, 2021, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. That Affiant is an employee of Rudy Title and Escrow, LLC.

2. That Affiant notarized a Quitclaim Deed of record in at **Instrument No. 20180920-0093219, Register's Office Davidson County, Tennessee**, for property located at **643 Vernon Ave, Units 1-7, Nashville, TN 37209**.

3. That said Quitclaim Deed contained a scrivener's error in the stated percentage interest conveyed to the Grantees. The correct Grantees, with their respective interest in the Property should have stated as follows:

   WB Capital, LLC, a Tennessee limited liability company as to a 66.6% undivided interest and Nashviddles, LLC a Tennessee limited liability company as to a *33.4%* undivided interest
   [Emphasis Added]

4. That this Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant says not.

Signature of Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Ryan Terrell**, the within named Affiant, 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 this 30th day of March, 2021.

Notary Public
My Commission Expires:

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

True Copy Certification

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY