Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville TN 37215

This instrument prepared by/return to:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, Tennessee 38119

Karen Johnson Davidson County
Batch# 755553 AFFIDAVIT
11/16/2021 11:43:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211116-0152395

STATE OF TENNESSEE
COUNTY OF SHELBY

AFFIDAVIT OF SCRIVENER'S ERROR
Correcting Instrument No. 20190715-0068733

WHEREAS, Christopher J. Thornton, P.C. and Chapman and Rosenthal Title, Inc. mutually prepared a Warranty Deed from Brandon Harwood and Sydney Harwood, husband and wife as the Grantor conveying the property described therein and municipally known as 590 Highcrest Drive Nashville, Tennessee 37211, to CBF Holdings, LLC, a Texas limited liability company as the Grantee, recorded at Instrument No. 20190715-0068733 in the Register's Office of Davidson County, Tennessee ("Deed"); and

WHEREAS, through inadvertence and scrivener's error, the name of the Grantee was incorrectly inserted as "CBF Holdings, LLC, a Texas limited liability company". The correct name of the Grantee is "CBF Tennessee Holdings, LLC, a Texas limited liability company".

NOW THEREFORE, for the purpose of correcting name of the Grantee in the Deed, and pursuant to TCA 66-24-101(a)(27), the undersigned does hereby retroactively delete any and all references to "CBF Holdings, LLC, a Texas limited liability company" in the Deed and retroactively inserts "CBF Tennessee Holdings, LLC, a Texas limited liability company", just as if "CBF Tennessee Holdings, LLC, a Texas limited liability company" was originally contained in the Deed.

The undersigned, on behalf of Christopher J. Thornton, P.C. and Chapman and Rosenthal Title, Inc. are making the foregoing affidavit upon first making oath on their own free will without coercion or duress.

Further Affiant Sayeth Not.

Christopher J. Thornton, P.C.

By: _____

STATE OF TENNESSEE
COUNTY OF SHELBY

PHYLLIS FREDERICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

Sworn to and subscribed before me on this 8th day of November, 2021.

Phyllis Frederick
Notary Public

My Commission Expires: 2/23/25

Chapman and Rosenthal Title, Inc.

By: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me on this 12th day of November, 2021.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF SHELBY

On this the 8th day of November, 2021, before me personally appeared CHRIS THORNTON, with whom I am personally acquainted, and who, upon oath acknowledged himself/herself to be the owner of Christopher J. Thornton, P.C., and being authorized to do so, executed the foregoing instrument for purposes therein contained by signing the name of the corporation by himself/herself as such owner.

WITNESS my hand and notarial seal at office the day and year above written.

Notary Public

My Commission Expires: 2/23/25

STATE OF TENNESSEE
COUNTY OF SHELBY

On this the 12th day of November, 2021, before me personally appeared Shira Kingrey, with whom I am personally acquainted, and who, upon oath acknowledged himself/herself to be the attorney of Chapman and Rosenthal Title, Inc., and being authorized to do so, executed the foregoing instrument for purposes therein contained by signing the name of the corporation by himself/herself as such attorney.

WITNESS my hand and notarial seal at office the day and year above written.

Notary Public

My Commission Expires: _____