Prepared by and return to:
Foundation Title & Escrow Series, LLC
277 Mallory Station Rd, Suite 102
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 875888 AFFIDAVIT
06/22/2022 01:52:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220622-0071301

AFFIDAVIT OF SCRIVENER'S ERROR

WHEREAS, this affidavit is executed and recorded to correct a certain Warranty Deed executed by OFFERPAD SPE Borrower A, LLC, a Delaware limited liability company to Graham Edson and Kelsey Edson, husband and wife, dated May 26, 2022 and recorded June 21, 2022 in Instrument No. 20220621-0070558 Register's Office for Davidson County, Tennessee;

WHEREAS, Foundation Title & Escrow Series, LLC, prepared the Warranty Deed of record in Instrument No. 20220621-0070558 Register's Office for Davidson County, Tennessee, and hereby acknowledges that through inadvertence and due to scrivener's error, the consideration amount was entered incorrectly as $429,900.00

WHEREAS, the correct consideration amount, in the Warranty Deed of record in Instrument No. 20220621-0070558 Register's Office for Davidson County, Tennessee, is $407,500.00;

NOWTHEREFORE, I, Dane' Oglesby, do attest and affirm that the correct consideration amount is $407,500.00.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 22nd day of June, 2022.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson Co, Nashville Tennessee, this 22 day of June, 2022.

Notary Public

Commission Expires: May 9, 2023

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

TAX MAP & PARCEL: 188-10-0A-043.00-000

File: FND-2205996FC

Being Lot No. 43 on the Plan of Carothers Crossing Phase 2, Section 1 Lots 21-61, Subdivision of record in Plat at Instrument No. 20070807-0093924, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Certificate of Authenticity

I, **Doné Oglesby**, 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 **June 22, 2022**.

Date

Affiant Signature

06/22/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **22nd** day of **June**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY