Prepared by:
Fidelity National Title
6840 Carothers Parkway
Suite 200
Nashville, TN 37067

Karen Johnson Davidson County
Batch# 910773 DEEDWARRSP
08/31/2022 02:07:30 PM 5 pgs
Fees: $28.00 Taxes: $8,399.00
20220831-0098337

AFFIDAVIT OF SCRIVENER'S ERROR
REGARDING A SPECIAL WARRANTY DEED RECORDED IN
INSTRUMENT NO. 20220810-0090809 RODCTN
The property affected by this Affidavit is described on the exhibit "A" attached hereto.

This Affidavit is being executed for the purpose of placing of record an amendment to the Special Warranty Deed executed by COT J PROPERTIES LLC, a Delaware limited liability company to LIMESTONE JAYHAWK LLC, a Florida limited liability company dated August 5, 2022 and recorded August 10, 2022 in Instrument Number 20220810-0090809, in the Register's Office of Davidson County, Tennessee; and,

Comes now Will Rogers, as a representative of Fidelity National Title Group, who first been duly sworn according to law, deposes and says:

1. **On or about August 5, 2022 a Special Warranty Deed conveying an interest in the land described on the attached Exhibit "A" was executed COT J PROPERTIES LLC, a Delaware limited liability company to LIMESTONE JAYHAWK LLC, a Florida limited liability company dated August 5, 2022 and recorded August 10, 2022 in Instrument Number 20220810-0090809, in the Register's Office of Davidson County, Tennessee.**
2. **Fidelity National Title Group acted as settlement agent and facilitated recording the deed and is familiar with the facts set forth herein.**
3. **Due to scrivener's error, the oath of value was omitted and transfer taxes were not paid on the conveyance.**
4. **The intent of the parties was to include the Oath of Value attached here as Exhibit "B" as page 5 of the Special Warranty Deed and to pay transfer taxes on the amount set forth therein, namely an amount based on the actual consideration paid of $2,270,000.00.**
5. **This Affidavit of Scrivener's Error is being filed to amend and correct the missing oath of value and pay the transfer taxes in said Special Warranty Deed based on the amount of $2,270,000.00.**
6. **Fidelity National Title Group hereby affirms the amendment of the above property address reference in said Special Warranty Deed.**

Further affiant says not.

PRINT: Will Rogers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 31st day of August, 2022.

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires:
2.24.2025

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 31st day of August, 2022, before me personally appeared before me personally appeared Will Rogers to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

2.24.2025
My commission expires:

Brina Mathis
NOTARY PUBLIC

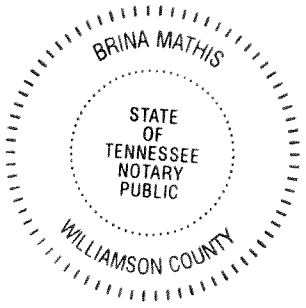


Exhibit A

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of South Perimeter Park, Section 5 Second Revision of record in Plat Book 6050, Page 302, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to COT J Properties, LLC, a Florida limited liability company, by Special Warranty Deed from Appalachian Land & Leasing Company, LLC, a Florida limited liability company, of record in Instrument No. 20220113-0005463 Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on January 13, 2022.

Exhibit "B"

AFFIDAVIT OF VALUE

I do hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $2,270,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this the 31st day of August, 2022

NOTARY PUBLIC

My Commission Expires: 2.24.2025

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Gayle, 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 August 31, 2022 (date of document).

Affiant Signature

August 31, 2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of August, 2022

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

