This Instrument Prepared By and Return To:
Magnolia Title & Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391
Mag: EM-22-2774

Karen Johnson Davidson County
Batch# 974953 AFFIDAVIT
02/28/2023 11:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230228-0014079

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Ryan Lux**, hereinafter referred to as Affiant, on this the 28th day of February, 2023, 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 was responsible for notarizing and recording the Warranty Deed of record in **Instrument Number 20230222-0012330**, Register's Office for Davidson County, Tennessee, by and between **Imtiaz Ahmed, Trustee of Imtiaz Ahmed Revocable Trust** (Grantor) and **TOA Real Estate Trust** (Grantee).

2. That the Warranty Deed was recorded with a typographical error in that the notary acknowledgment for Imtiaz Ahmed, Trustee of Imtiaz Ahmed Revocable Trust stated the incorrect month.

3. That the notary acknowledgment in the attached **Exhibit A** shall be inserted into said Warranty Deed and replace the existing notary acknowledgment.

4. 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 sayeth naught.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ryan Lux**, the within named 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 this 28th day of February 2023.

NOTARY PUBLIC

My Commission Expires: 7/6/2026

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

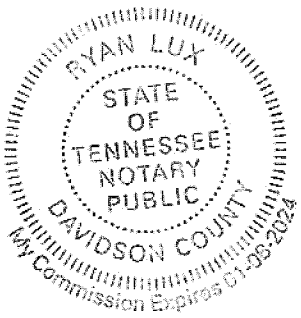
EXHIBIT A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared **Imtiaz Ahmed**, Trustee, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Trustee of Imtiaz Ahmed Revocable Trust, the within named bargainor, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained by signing the name of the Trust by himself as Trustee.

Witness my hand and official seal at Nashville, TN on this the 30th day of November, 2022.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Ryan Lux, 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 2/28/23.

Date

Affiant Signature

2/28/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of February, 2023.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)