THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 978197 AFFIDAVIT
03/08/2023 10:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230308-0016666

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)

GRANTOR: Gunnison Investments, LLC, a Tennessee limited liability company

GRANTEE: Grandote Investments, LLC, a Tennessee limited liability company

PROPERTY DESCRIPTION: Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Belmont Land Company's Property called Belmont Heights of record in Plat Book 421, Page 34, 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 Gunnison Investments LLC, a Tennessee limited liability company by Warranty Deed from Thomas G. Favreau and wife, Catherine C. Favreau, dated October 30, 2020, recorded November, 2020, of record in Instrument No. 20201109-0131238, Register's Office for Davidson County, Tennessee.

ADDRESS: 1501 Linden Avenue, Nashville, TN 37212

The undersigned, Ashley Pospiech, states that she is employed by Midtown Title LLC, and makes oath that the following statements are true to the best of his knowledge, information and belief:

1. I prepared and recorded a Quit Claim Deed which conveyed the above-described property from Gunnison Investments, LLC, a Tennessee limited liability company ("Grantor") to Grandote Investments, LLC, a Tennessee limited liability company ("Grantee"). The said Quit Claim Deed was executed by the Grantor and delivered to the Grantee on April 29, 2022, and then recorded on May 6, 2022, in Instrument No. 20220506-0052456, Register's Office for Davidson County, Tennessee.

2. It has come to my attention that the said Quit Claim Deed contains a typographical error in that it purports to convey the above-described property to Grandote Investments, LLC rather than Grandote Investments TN, LLC. The reference to Grandote Investments, LLC is an error as the correct vesting should be Grandote Investments TN, LLC, a Tennessee limited liability company.

3. The purpose of this Affidavit is to permanently correct the typographical error in the said Quit Claim Deed to reflect that the Grantor intended to convey the above-described property to Grandote Investments TN, LLC, a Tennessee limited liability company.

4. All other matters contained in said Quit Claim Deed remain the same.

5. Further Affiant sayeth naught.

WITNESS MY HAND on this 8th day of March, 2023.

Ashley Pospiech

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ashley Pospiech, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes there in contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of March, 2023.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public
My Commission Expires: 3/3/2025

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 3-8-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 3-8-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th **day of** March **, 2** 023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM