THIS INSTRUMENT PREPARED BY:
JOHN COBB ROCHFORD
ROCHFORD LAW & REAL ESTATE TITLE, PLLC
COMMUNITY TITLE COMPANY, LLC
2200 ABBOTT MARTIN ROAD
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 1068445 AFFIDAVIT
11/03/2023 11:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231103-0086250

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

RE: Warranty Deed recorded June 1, 2021
Grantor: Nancy Elizabeth Strode Comish, Trustee of The Strode Family Trust, dated November 18, 2015
Grantee: Breckenridge Investments TN, LLC, a Tennessee limited liability company

COMES NOW, John Cobb Rochford, hereinafter referred to as "Affiant", on this 3rd day of November, 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. The Affiant prepared a Warranty Deed dated May 26, 2021, and recorded June 1, 2021, of record in Instrument No. 20210601-0073243, Register's Office for Davidson County, Tennessee.

2. That the above-mentioned Warranty Deed erroneously recorded with an incorrect legal description.

3. That Affiant makes this Affidavit for the purpose of amending the original Warranty Deed correcting the legal description:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 9 and all of Lot No. 17 of Block No. 4 on the plan of Woodmont Estates as of record in Book 974, Page 29, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the northerly margin of Valley Brook Road nka Bear Road, at a point of 35 feet west of the corner of Lots Nos. 8 and 9; thence northwardly 294 feet, more or less, to the common corner of Lots Nos. 8, 9, 17 and 18; thence with the line between Lots Nos. 17 and 18 northwardly 275 feet to the southerly line of Lot No. 16; thence with said line, westwardly 215 feet to the easterly line of Lot No. 11; thence with the line between Lots Nos. 10, 11 and 17, southwardly 270 feet; thence with the line between Lots Nos. 9 and 10, southwestwardly 231.4 feet to the northerly margin of Valley Brook Road; thence with said Road, eastwardly 288.9 feet to the beginning.

AFFIANT further said not.

John Cobb Rochford, Affiant

Subscribed to and sworn before me this 3rd day of November, 2023.

Notary Public

My Commission Expires: 9-8-2025

(seal)

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

OATH AND ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

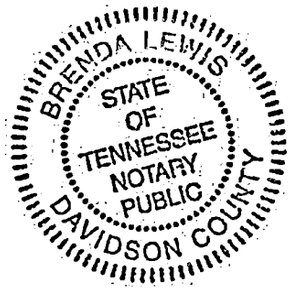
On this 3rd day of November, 2023, before me, a Notary Public, duly commissioned and qualified, in and for said County and State aforesaid, personally appeared John Cobb Rochford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who executed the foregoing Affidavit of Scrivener's Error and who acknowledged that he executed the same as his free act and deed. He also made oath that he has read the foregoing Affidavit and the things and matter contained therein are true. The Affiant did further acknowledge that he executed the within described document for the purposes of correcting the scrivener's error herein described.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

Brenda Lewis
Notary Public

My Commission Expires: 9-8-2025

(seal)



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **November** 3, 2023.

Signature 11/03/2023

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 3rd day of November, 2023.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY