Karen Johnson Davidson County
Batch# 1089966 AFFIDAVIT
01/09/2024 12:36:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240109-0001873

This Instrument Prepared By and Return To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT OF PREPARATION OF QUITCLAIM DEED
(Reference to Quitclaim Deed recorded as Instrument No. 20240103-0000657, RODC)

Comes now, Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, Tennessee 37215, and states on oath:

1. That Robert L. Scruggs, Attorney's office prepared the Quitclaim Deed dated January 3, 2024, and recorded as Instrument No. 20240103-0000657, in the Register's Office of Davidson County, Tennessee, wherein Guardian Investment, GP, Tennessee general partnership was the grantor and 1207 B BCP, LLC, a Tennessee limited liability company was the grantees;

2. That through inadvertence the Grantee's name was incorrect, as recorded;

3. That the correct Grantee's name should read as follows:

   1207B BCP, LLC, a Tennessee limited liability company

4. That this affidavit was given to explain the error and to assist the present owner as well as all future owners, lenders, title examiners and insurers.

Robert L. Scruggs

NOTARY ACKNOWLEDGMENT

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 **Robert L. Scruggs**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 9th day of January 2024.

Notary Public
My commission expires: 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 9th day of January, 2024

Robert L. Scruggs, Affiant — Date 1-9-2024

State of **Tennessee**
County of **Davidson**

Sworn to and subscribed before me this the 9th day of January 2024

Notary's Signature

My Commission Expires 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025