Karen Johnson
Batch # 1109482
03/11/2024 10:07:29 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
2 pgs
20240311-0016599

THIS INSTRUMENT PREPARED BY:
D. DYLAN POTTER, ATTORNEY
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT

WHEREAS, Home Pros Cooperative, LLC and Sweat Equity, LLC, ("Grantors") conveyed to Fox Homes, LLC ("Grantee") by a Warranty Deed dated January 5, 2023, and recorded in Instrument No. 20230106-0001184, Register's Office for Davidson County, Tennessee, the property commonly known as 522 Skyview Drive, Nashville, TN 37206.

WHEREAS the property conveyed was described as:

Land in Davidson County, Tennessee, being Lot 81, as shown on the map entitled Rolling Acres, of recorded in Plat Book 1130, Page 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

WHEREAS a "scrivener's error" was made in the Notary acknowledgement on page 2 of the said Deed.

NOW THEREFORE, D. Dylan Potter, ("Affiant") makes the following statements:

I am an attorney at law, licensed under the laws of the State of Tennessee, and I or a member of my staff was part of the transaction wherein Home Pros Cooperative, LLC and Sweat Equity, LLC, conveyed property to Fox Homes, LLC. I was made aware of the Notary acknowledgement not showing the proper name of one of the Grantors and this was the result of a "scrivener's error" by the Affiant or a member of his staff and it was my intention in the said Deed to properly name the Grantors for the property described therein, and that the notary clause to be inserted on page 2 of the Warranty Deed is as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Sheri Hendel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Manager of Home Pros Cooperative, LLC, and that she as such Manager of Home Pros Cooperative, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by herself as Manager of Home Pros Cooperative, LLC.

Witness my hand and official seal this 5th day of January, 2023.

NOTARY PUBLIC

My Commission Expires: _____

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

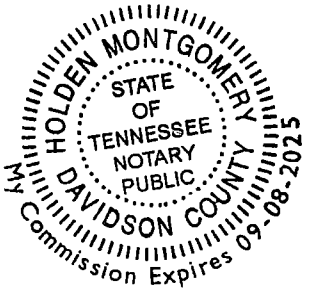
FURTHER, the Affiant sayeth naught.

D. DYLAN POTTER

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 D. Dylan Potter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of March, 2024.



Notary Public