Karen Johnson Davidson County
Batch# 1123753 AFFIDAVIT
04/17/2024 08:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240417-0027253

THIS INSTRUMENT PREPARED BY:
LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215
PHONE: (615) 320-3262

CORRECTING WARRANTY DEED OF RECORD
AT INSTRUMENT NO. 20210303-0027549
REGISTER'S OFFICE FOR DAVIDSON COUNTY,
TENNESSEE

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now Shannon Philbin ("Affiant"), and states under oath as follows:

1. I am Chief Executive Officer and a Senior Closing Coordinator for Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215. In the above capacity, on or prior to March 1, 2021, I prepared a Warranty Deed for the sale and transfer of a parcel of real estate known as 2210-C Carter Avenue, Nashville, Davidson County, Tennessee 37206, from Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust (the "Randy Trust"), and Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust (the "Lisa Trust") (the Randy Trust and the Lisa Trust collectively referred to herein as "Grantor") to Nicholas Z. Lucassian and Timothy D. Addy, Jr. ("Grantees"). The Warranty Deed has since been discovered to contain errors and omissions that are scrivener's errors and are correctable by this Scrivener's Affidavit executed by me as the scrivener of the Warranty Deed.

2. The derivation clause of the Warranty Deed was as follows:

   Being the same property conveyed to Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, both with an equal, undivided tenant-in-common interest by Deed dated December 9, 2018 from Lisa H. Taylor, Executor of the Estate of Nancy T. Hillin, recorded on May 28, 2020 in Instrument Number 202005280054835, in the Register's Office for Davidson County, Tennessee.

   The above derivation clause was incomplete and thus inaccurate. It should be deemed deleted in its entirety and the following derivation clause substituted in place thereof:

   Being the same property having been conveyed to Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, both with an equal, undivided tenant-in-common interest by (1) Trustee's Deed dated May 12, 2020 from Lisa H. Taylor, Trustee of the James R. Hillin Bypass Trust, recorded on May 19, 2020 in Instrument Number 20200519-0051790 in the Register's Office for Davidson County, Tennessee, and (2) by Executor's Quitclaim Deed from Lisa H. Taylor, Executor of the Estate of Nancy T. Hillin, deceased, dated May 12, 2020 and recorded on May 28, 2020 in Instrument Number 20200528-0054835, in the Register's Office for Davidson County, Tennessee.

3. The address of the property was erroneously identified in the Warranty Deed as "2210 A Carter Ave, Nashville, TN 37206." The address of the property as stated in the Warranty Deed should be deemed deleted in its entirety and the correct address of the property substituted in place thereof,

the correct address being "2210-C Carter Ave, Nashville, TN 37206."

4. The body of the Warranty Deed correctly identified the Randy Trust and the Lisa Trust as Grantor. The notary acknowledgement also correctly identified the signatory, Lisa H. Taylor, as the Trustee of both the Randy Trust and the Lisa Trust. However, the Warranty Deed was executed as "Lisa H. Taylor, Trustee." There should have appeared below the signature line for "Lisa H. Taylor, Trustee" the following, which is to be deemed inserted into the Warranty Deed: "Trustee of The Randy Hillin 2016 Trust and Trustee of The Lisa H. Taylor 2016 Trust."

Now, therefore, in order to correct the referenced Warranty Deed, Affiant does hereby affirm, certify, and confirm that this affidavit was made of my personal knowledge and that the information contained herein is consistent with the intentions of the parties and does not in any way change or alter the understanding of the parties who executed the document being corrected.

Executed this 16 day of April, 2024.

Shannon Philbin, Affiant

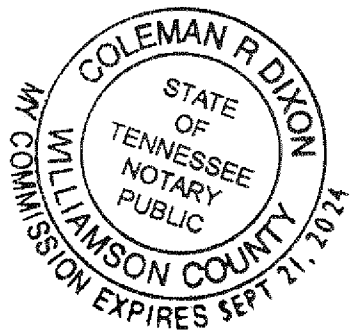
OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named Shannon Philbin, who is personally known to me or proved upon satisfactory evidence, and who made oath that she has read the foregoing Affidavit and that the statements contained therein are true and correct based upon her knowledge, information and belief. The Affiant further acknowledged that she executed the within described document for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 16 day of April, 2024.

My Commission Expires: 9/21/2024

Notary Public



Certificate of Authenticity

I, Anthony N. Greco, 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 the 16th day of April, 2024.

Anthony N. Greco, Affiant — 4/16/2024 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 16th day of April, 2024

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027