This Instrument Prepared by and Return To:
Premier Escrow, LLC
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215
File No. JH2023-821

BOX 10-A

Karen Johnson
Batch # 1130636
05/03/2024 10:48:18 AM
Fees: $12.00 Taxes: $0.00

Davidson County
AFFIDAVIT
1 pg

20240503-0032578

SCRIVENER'S AFFIDAVIT

Comes now D. Dylan Potter, Attorney, of Nashville, Tennessee, and states on oath:

1. That I or a member of my staff notarized a Warranty Deed dated August 24th, 2023, of record in Instrument No. 20230831-0068126, Register's Office for Davidson County, Tennessee. White Peach Development, LLC was the Borrower.

2. That through inadvertence the notary acknowledgment read as follows:

"Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named The 624 Farrell Pkwy Trust U/A, 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."

3. That the correct notary acknowledgement should read as follows:

"Personally appeared before me, a Notary Public in and for said County and State, personally appeared Kevin Montgomery, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Trustee of The 624 Farrell Parkway Trust dated March 16, 2021 the within named bargainor, a trust, and that he as Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as Trustee of The 624 Farrell Pkwy Trust dated March 16, 2021."

4. That this Affidavit is given to correct any defect in title by reason of the aforesaid defective instrument.

Further, the Affiant sayeth naught.

Dated this 2ND day of May, 2024.

D. Dylan Potter, Attorney

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 2ND day of May, 2024.

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 25, 2024
STATE OF TENNESSEE

Notary Public