THIS INSTRUMENT PREPARED BY AND RETURN TO:
PREMIER ESCROW, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1140042 AFFIDAVIT
05/29/2024 10:18:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240529-0039684

SCRIVENER'S AFFIDAVIT

WHEREAS, TAYLORMADE CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, ("Grantor") conveyed to GOCH RUUN AND SMANTHIA JONES, MARRIED TO EACH OTHER ("Grantee") by a Warranty Deed dated October 24th, 2023, and recorded in Instrument No. 20231026-0083809, in the Register's Office for Davidson County, Tennessee, the property commonly known as 707 Douglas Avenue, Nashville, TN 37207; and

WHEREAS the property conveyed was described as:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of A. B. Spain's Subdivision of the Lischey Garden of record in Plat Book 161, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

WHEREAS a "scrivener's error" was made wherein there was an error in the improved property address on page 1 of said deed.

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

I am a notary public licensed in the State of Tennessee, and acted as the Notary Public for the buyer in the transaction wherein Taylormade Contracting, LLC, conveyed property to Goch Ruun and Smanthia Jones. I was made aware of the error in improved property address and this was the result of a "scrivener's error" by the Affiant and it was my intention in the said Warranty Deed for the Address of the improved property to be as follows:

> 707 Douglas Avenue, Nashville, TN 37207

This Affidavit is made to correct the improved property address and 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.

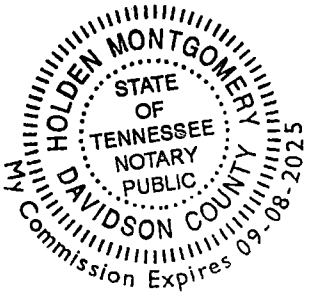
FURTHER, the Affiant sayeth naught.

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 and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24th day of May, 2024.



Notary Public