Karen Johnson Davidson County
Batch # 1149619 AFFIDAVIT
06/21/2024 09:21:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240621-0046621

PREPARED BY:
Hardeman, Montgomery & Potter
4301 Hillsboro Pike, Ste 300
Nashville, TN 37215
JW2024-788

SCRIVENER'S AFFIDAVIT

WHEREAS, Home Capital, LLC, a Tennessee limited liability company ("Grantor") conveyed to Shan Sun, ("Grantee") by Warranty Deed dated June 10, 2024, and recorded as Instrument No. 20240614-0044617, Register's Office for Davidson County, Tennessee, the property commonly known as 2414 Scovel St., Nashville, TN 37208

WHEREAS, the property was described as:

> Land in Davidson County, Tennessee, being Lot No. 29 and part of Lot No. 28 on the Plan of F.T. Holman's Subdivision of Lots 41, 42, and 43 and Boyd McNairy's Plan of record in Plat Book 161, Page 2, 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 in that the Warranty Deed inadvertently failed to include the address for the New Owner and Tax Bills.

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 acted as the attorney in the transaction wherein Home Capital, LLC, a Tennessee limited liability company, conveyed to Shan Sun. I was made aware of the inadvertent failure to include the address for the New Owner and Tax Bills 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 Warranty Deed that the address for the New Owner and Tax Bills to be as follows:
>
> 2414 Scovel St., Nashville, TN 37208

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.

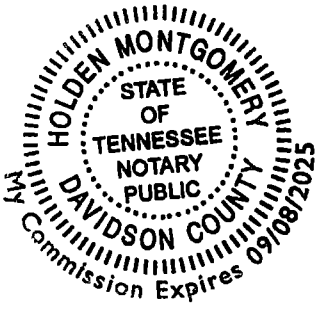
FURTHER, the Affiant sayeth naught.

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 20th day of June, 2024.



Notary Public