RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

This Instrument Prepared by and Return To:
Premier Escrow, LLC
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215
File No. JW2024-1174

Karen Johnson
Batch # 1186094
09/25/2024 09:33:41 AM
Fees: $12.00 Taxes: $0.00

Davidson County
AFFIDAVIT
2 pgs

20240925-0074211

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 prepared a Quitclaim Deed dated August 14, 2024, of record in Instrument No. 20240816-0062806, Register's Office for Davidson County, Tennessee. Said Quitclaim Deed conveyed property commonly known as 1117 B McGavock Pike, Nashville, TN 37216 from OMEED NOORBAKHSH, unmarried, ("Grantor") to ON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, ("Grantee").

2. That a scrivener's error was made in the legal description:

A. That through inadvertence the legal description read as follows:

> Land in Davidson County, Tennessee, being Unit A of 1117 McGavock Pike Commons, a Horizontal Property Regime with Private Elements and described in a Declaration of Covenants, Conditions and Restrictions for 1117 McGavock Pike Commons, a Horizontal Property Regime with Private Elements, of record as Instrument No.20220802-0087920, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1117 McGavock Pike Commons, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit B to said Declaration appearing in Instrument No. 20220802-0087920, and Bylaws appended thereto as Exhibit C, in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.
>
> Being the same property conveyed to Omeed Noorbakhsh, an unmarried man by Warranty Deed from MOBA, LLC, a Tennessee limited liability company or record in Instrument No. 20240801- 0058308 in the Register's Office for Davidson County, Tennessee.
>
> Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.
>
> This instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of the title. Therefore, the preparer does not accept liability for this instrument.

B. That the correct legal description should read as follows:

> Land in Davidson County, Tennessee, being Unit B of 1117 McGavock Pike Commons, a Horizontal Property Regime with Private Elements and described in a Declaration of Covenants, Conditions and Restrictions for 1117 McGavock Pike Commons, a Horizontal Property Regime with Private Elements, of record as Instrument No.20220802-0087920, Register's Office for Davidson County,

Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1117 McGavock Pike Commons, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit B to said Declaration appearing in Instrument No. 20220802-0087920, and Bylaws appended thereto as Exhibit C, in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Omeed Noorbakhsh, an unmarried man by Warranty Deed from MOBA, LLC, a Tennessee limited liability company or record in Instrument No. 20240801- 0058308 in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of the title. Therefore, the preparer does not accept liability for this instrument.

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

Further, the Affiant sayeth naught.

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 24th day of September, 2024.

Notary Public

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

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
August 30, 2028
STATE OF TENNESSEE