Karen Johnson Davidson County
Batch# 1202834 AFFIDAVIT
11/07/2024 03:43:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241107-0087086

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

CORRECTING THE FOLLOWING:
WARRANTY DEED INSTRUMENT NO. 20241021-0081304
DEED OF TRUST INSTRUMENT NO. 20241021-0081305
REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now Anthony N. Greco ("Affiant"), and states under oath as follows:

1. I am a Closing Attorney for Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215. In the above capacity, on or prior to October 18, 2024, there was prepared under my direction and control a Warranty Deed for the sale and transfer of a parcel of real estate that should have been known as 1004 Lionheart Drive, Hermitage, Davidson County, Tennessee 37076 (the "Property" and the "Warranty Deed"), from Beazer Homes, LLC, a Delaware Limited Liability Company ("Grantor") to Pasquale Frezza, an unmarried man, and Yong Berryman, an unmarried woman, as tenants in common with right of survivorship ("Grantee"). In the same capacity, there was prepared under my direction and control an Exhibit A to a Deed of Trust that had been prepared by Vanderbilt Mortgage and Finance, Inc. dba Silverton Mortgage from the above-named Grantee, as "Borrower" therein, securing Lender the payment by Borrower of an indebtedness as described therein by a first lien mortgage on the Property (the "Deed of Trust"). The Warranty Deed after execution was recorded in Instrument No. **20241021-0081304** in the Register's Office for Davidson County, Tennessee. The Deed of Trust after execution (which included the above-referenced Exhibit A) was recorded in Instrument No. **20241021-0081305** in said Register's Office.
2. The Warranty Deed and Exhibit A to the Deed of Trust erroneously listed the address of the city where the Property is located as "Nashville" when it should have been listed as "Hermitage". The Deed of Trust in all references to the address of the Property other than in Exhibit A correctly identified the address of the Property as 1004 Lionheart Drive, Hermitage, TN 37076.
3. Accordingly, on page 1 of the Warranty Deed, under the section titled ADDRESS NEW OWNER(S) AS FOLLOWS: the word "Nashville" should be deleted from the address and the word "Hermitage" substituted in place thereof such that the correct address of the Property is identified as "1004 Lionheart Drive, Hermitage, TN 37076". On Exhibit A of the Deed of Trust, the same correction should be made below the legal description following "Property known as:" to delete the word "Nashville" and substitute the word "Hermitage" in place thereof such that Exhibit A correctly identifies the address of the Property as "1004 Lionheart Drive, Hermitage, TN 37076".

Now, therefore, in order to correct the above-referenced Warranty Deed and Exhibit A to Deed of Trust, Affiant does hereby affirm, certify, and confirm that this Affidavit is 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 documents being corrected.

Executed this 7th day of November, 2024.

Anthony N. Greco, Affiant

OATH AND ACKNOWLEDGMENT

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

SUBSCRIBED AND SWORN TO before me this 7th day of November, 2024.

My Commission Expires:_____

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

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 7th day of November, 2024.

Anthony N. Greco, Affiant — 11-7-24 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 7th day of November, 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