This Instrument Prepared By:

W. Derek Malcolm, Esq.
100 Fifth Street, Suite 520
Bristol, Tennessee 37620

Karen Johnson Davidson County
Batch# 1227954 AFFIDAVIT
01/17/2025 01:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250117-0004030

SCRIVENER'S AFFIDAVIT OF CORRECTION

WHEREAS, by Warranty Deed dated July 10, 2024, of record in the Office of the Register of Deeds for Davidson County, Tennessee as Instrument No. 20240711-0052251, Lois A. Larson (a/k/a Lois Larson), Leroy Preston, III, and Andria Stewart Baker, conveyed property known as 623 Cheryl Avenue, Nashville, TN 37115 to Nashwood Real Estate, Inc.; and

WHEREAS, the Plat Book reference contained in the legal description of the Warranty Deed is incorrect; and

WHEREAS, the legal description of the Warranty Deed should read as follows:

> Land in Davidson County, BEING Lot 48 on Block C on the revised plan for Rainbow Terrace, as of record in Plat Book 1130, Page 85, Register's Office for Davidson County Tennessee.

WHEREAS, I do hereby affirm that the Warranty Deed was recorded in the Office of the Register of Deeds for Davidson County, Tennessee, as Instrument No. 20240711-0052251, and that the legal description contained in said Warranty Deed should be corrected as provided above.

Rebecca A. Theall

Rebecca A. Theall, Scrivener

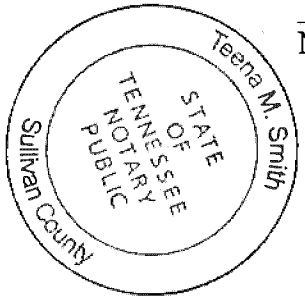
STATE OF TENNESSEE)
:ss
COUNTY OF SULLIVAN)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, Rebecca A. Theall, with whom I am personally acquainted (or proved to me on the basis

of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 16th day of January, 2025.

Notary Public



My Commission Expires:
8/26/2028

Owner's Name and Address: Nashwood Real Estate, Inc.
8200 Old Harding Pike
Nashville, TN 37221

Tax Map No. 052 02 0 118.00

CERTIFICATION

I, Ashley Davis, do hereby make oath that I am a licensed attorney and/or 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 _____ (date of document).

_____
Affiant Signature

_____
Date

STATE OF TENNESSEE)
:ss
COUNTY OF SULLIVAN)

Sworn to and subscribed before me this _____ day of _____, 2024.

_____
Notary's Signature

My Commission Expires: 11/25/28

SUSIE DENICE VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY