THIS INSTRUMENT PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1229520 DEEDWARRSP
01/23/2025 10:01:30 AM 2 pgs
Fees: $13.00 Taxes: $1.48
20250123-0005238

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now John Cobb Rochford for Rochford Law & Real Estate Title, PLLC, who is over the age of eighteen (18) and whose address is 2200 Abbott Martin Road, Suite 201, Nashville, TN 37215 and who would state as follows: On the Special Warranty Deed between Stephens Valley West, LLC, a Tennessee limited liability company, "Grantor", and Nancy Wells Lombardo, "Grantee" (hereinafter, the "Deed"), recorded in Instrument No. 20241217-0097886, Register's Office for Davidson County, Tennessee, I was the licensed attorney responsible for preparing the Deed. The Deed contains a scrivener's error. More specifically, the consideration amount should be **$624,900.00.**

This error was unintentional. This affidavit is made of my personal knowledge to correct the error above described.

Rochford Law & Real Estate Title, PLLC

By: _____
John Cobb Rochford

Its: General Counsel

OATH AND ACKNOWLEDGMENT

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, John Cobb Rochford, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the General Counsel for Rochford Law & Real Estate Title, PLLC, the within named bargainor, and that he as such General Counsel executed the foregoing instrument for the purposes therein contained, by signing for Rochford Law & Real Estate Title, PLLC by himself as General Counsel for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 17 day of January, 2025.

_____
Notary Public

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on January 17th, 2025.

John Cobb Rochford

January 17th, 2025

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on January 17th, 2025.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025