Karen Johnson Davidson County
Batch # 1237931 AFFIDAVIT
02/18/2025 08 54 34 AM 2 pgs
Fees $12 00 Taxes $0 00
20250218-0011607

This instrument prepared by: Box 10-B
Cohen & Cohen, Attorneys At Law
4908 Charlotte Avenue
Nashville, TN 37209

AFFIDAVIT OF SCRIVENER'S ERROR

This affidavit is being given for the purpose of correcting the spelling of the buyer's name in the granting clause of the Quitclaim Deed conveying certain real property known as 2906 Clifton Avenue, Nashville, TN 37209 to HT Resources Worldwide LLC. Said Quitclaim Deed was executed on February 3, 2025 and recorded on February 10, 2025 in Instrument No 20250210-0009809, Register's Office for Davidson County, Tennessee.

Comes now Deborah J. Cohen who, having first been duly sworn according to law, deposes and says:

1. That I am an attorney licensed to practice in the Courts of the State of Tennessee, maintaining a law office in Davidson County, Tennessee.

2. That on or about February 3, 2025, my office, under my direction, used the following granting clause inadvertently misspelling the buyer's name as HT Resources Worldwidee LLC, instead of HT Resources Worldwide LLC in preparation of the quitclaim deed referenced above, to wit:

HT Resources Worldwidee LLC, a Tennessee Limited Liability Company

3. Through inadvertence and mistake, the language/wording in the Document is incorrect

4. The incorrect language described in paragraph number 2 is hereby deleted and replaced with the following correction:

HT Resources Worldwide LLC, a Tennessee Limited Liability Company

5. That the intent was to convey the real property from Kevin Howard, unmarried, to HT Resources Worldwide LLC, a Tennessee Limited Liability Company, as referenced in Instrument No. 20250210-0009809, Davidson County Register of Deeds, said error was inadvertent and merely a scrivener's error.

Further affiant says not.

DEBORAH J. COHEN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 14th day of February, 2025.

My commission expires:
March 3, 2026

NOTARY PUBLIC

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah J. Cohen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of February, 2025.

My Commission expires:
March 3, 2026

NOTARY PUBLIC

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON