THIS INSTRUMENT PREPARED BY:

Rochford Law & Real Estate Title, PLLC
John Rochford
2200 Abbott Martin Road, Suite 201
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1242182 AFFIDAVIT
02/28/2025 12:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250228-0015084

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now John Cobb Rochford, who is over the age of eighteen (18) years of age and whose address is 2200 Abbott Martin Road, Suite 201, Nashville, TN 37215 and who would state as follows:

On the 12th day of February 2025, I prepared a Warranty Deed of record in Instrument No. 20250213-0010964, Register's Office for Davidson County, Tennessee (the "Deed"). The Deed contains a scrivener's error. More specifically, the zip code was incorrectly referenced in the address of the property being conveyed in the Deed of record in 20250213-0010964 as "This is improved property known as 835 Murfreesboro Pk., Nashville, Tennessee 37129" and instead should read as "This is improved property known as 835 Murfreesboro Pk., Nashville, Tennessee 37217."

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

John Cobb Rochford

OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named John Cobb Rochford who made oath that he has read the foregoing Deed and the things and matters therein contained therein are true. The affiant did further acknowledge that he executed the within described document for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 28th day of February 2025.

Notary Public

My Commission Expires: 9/8/25

BROCKE SOKO
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 February 28th, 2025.

John Cobb Rochford

February 28th, 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 February 28th, 2025.

Brooke Sobo

My commission expires: 9/8/25

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