Prepared by & Return to:
Ready Now Title Services, LLC
131 Indian Lake Blvd
Suite 100B
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1244370 AFFIDAVIT
03/07/2025 01:42:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250307-0017443

AFFIDAVIT OF SCRIVENER'S ERROR

in

Quit Claim Deed

STATE OF Tennessee
COUNTY OF SUMNER

Comes now, Venikkia Cunningham, a principal, or employee, of Ready Now Title Services, LLC, and avers as follows:

1) That the document containing the error is the Quitclaim Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20230928-0076238.

2) That the Grantor(s) in said document was Kendrick Perry.

3) That the Grantee(s) in said document was DMG Real Estate Investments, LLC, a Tennessee Limited Liability Company.

4) That the date of execution of said document was 9/27/2023.

The real property affected by the said document is municipally known as 1022 11th Avenue North. located in the city/town of Nashville, Davidson County, Tennessee and is more particularly described to wit:

> A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit
>
> BEING the southerly 25 feet of Lot No 28 on the plan of Dr B W Hall's Addition as of record in Book 17, Page 261, Register's Office for Davidson County, Tennessee
>
> .

5) That due to scrivener's error or oversight, said document was recorded with the following error: The legal description was incorrect.

6) That the above mentioned error is corrected to read as follows, instead:

> Being the northern 25 feet of Lot No. 28 on the Plan of Dr. B. W. Hall's Addition to Nashville, of record in Book 17, page 261, Register's Office for Davidson County, Tennessee, described as follows:
>
> Said part of said lot fronts 25 feet on the easterly side of Eleventh Avenue, North, formerly Cumberland Street, and extends back easterly between parallel lines 132 feet 9 inches, more or less to an alley.
>
> Being the same property conveyed to Kendrick Perry by Warranty Deed from Johnny Burroughs and wife, Linda Burroughs dated September 02, 2005 and recorded on May 11, 2006 of recorded in Instrument Number 20060511-0055372, in the Register's Office of Davidson County, Tennessee.

7) That this Affidavit is made of the undersigned's own personal and factual knowledge and is intended to correct the above-described error.

EXECUTED on the 25th day of February, 2025.

Venikkia Cunningham

STATE OF Tennessee
COUNTY OF Sumner

On this the **25th** day of **February, 2025**, before me, the undersigned officer, personally appeared **Venikkia Cunningham** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 3/02/27

TARITA M. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Drusilla Bryant, 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 2 25 25.

Affiant Signature

2 25 25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25 day of Feb, 25.

Notary's Signature

My Commission Expires: _____

Notary's Seal

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2025