Prepared by
Ivey Title LLC
104 Woodmont Boulevard
Woodmont Centre Suite 100
Nashville, Tennessee 37205

Karen Johnson Davidson County
Batch # 1248685 AFFIDAVIT
03/20/2025 02 32 52 PM 2 pgs
Fees $12 00 Taxes $0 00
20250320-0020763

AFFIDAVIT OF SCRIVENER'S ERROI

WHEREAS, on February 21, 2025, Kesha J. P. Wall executed a Warranty Deed as Trustee of the Royal Oaks Trust, Grantor of record in **Doc. No. 20250224-0013454,** in the Register's Office for Davidson County, Tennessee; and

WHEREAS, the notary acknowledgement authenticating the signature of Kesha J. P. Wall incorrectly stated that the document was executed by "Royal Oaks Trust", rather than by Kesha J. P. Wall as Trustee of the Royal Oaks Trust; and

WHEREAS, I personally witnessed execution of the deed and notarized the signature of Kesha J. P. Wall, Trustee and state that it was my error that the notary acknowledgement reflected that "Royal Oaks Trust" personally appeared and executed said deed.

NOW THEREFORE, the undersigned Christy W. Ivey does hereby certify that the said acknowledgement on the deed of record in **Doc. No. 20250224-0013454,** in the Register's Office for Davidson County, Tennessee was incorrect and **is hereby amended to correct the notary acknowledgment to read as follows:**

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Kesha J. P. Wall,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **the Royal Oaks Trust as Trustee.**

Witness my hand and official seal at Nashville, Tennessee, this 21st day of February, 2025.

CHRISTY IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

My Commission Expires:

WITNESS my hand this the 17th day of March 2025.

Christy W. Ivey

State of Tennessee
County of Davidson

On March 17, 2025, before me the undersigned authority, personally appeared Christy W. Ivey to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

GREGORY POLZIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 04, 2027