THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
File #: 1-23393-CC

Karen Johnson Davidson County
Batch# 1268398 AFFIDAVIT
05/05/2025 08:06:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250505-0034328

AFFIDAVIT OF SCRIVENER'S ERROR

EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (27)

The undersigned Kirsten Virden, who is over eighteen (18) years of age states that she makes oath that the following statements are true to the best of her knowledge, information, and belief.

That Midtown Title, LLC drafted and recorded that certain Warranty Deed whereas Danny Whetstone, Authorized Member of DW Productions, LLC, a Tennessee Limited Liability Company ("Grantor") bargained and sold unto Elms, LLC, a Tennessee Limited Liability Company ("Grantee"), that certain tract of land evidenced by Warranty Deed, dated March 21st, 2025, recorded on March 24th, 2025, in Instrument No. 20250324-0021783, in the Register's Office of Davidson County, Tennessee.

WHEREAS, through inadvertence and mistake, the Oath of Consideration was erroneously entered as $5,325,500.00, but should have only been entered as $5,325,000.00.

NOW THEREFORE, pursuant to T.C.A. 66-24-101(a)(27), I, Kirsten Virden, in order to correct said scriveners' error as set out hereinabove, I hereby make this Affidavit in order to permanently correct the Oath of Consideration to $5,325,000.00.

All other matters contained in the said Warranty Deed remain the same.

Further Affiant sayeth naught.

WITNESS MY HAND on this May 2, 2025

By: Kirsten Virden
Kirsten Virden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kirsten Virden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this May 2nd 2025.

Notary Public
My Commission Expires: 1-28-2028

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Kirsten Virden, 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 05/02/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 05/02/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of May, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

