Karen Johnson Davidson County
Batch# 1276386 AFFIDAVIT
05/22/2025 12:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250522-0040442

THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)

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

That Momentum Title, LLC prepared the Warranty Deed between Shandy Rawis, an unmarried woman (as "Grantor"), Cedar Brook Properties Funding 3, LLC, a Delaware limited liability company (as "Grantee"), dated April 17, 2025, filed of record on May 15, 2025, in Instrument No. 20250515-0038282, Register's Office for Davidson County, Tennessee.

WHEREAS, through inadvertence and mistake, a call in the Legal Description was shown as thence south 67° 30' *east* 175.8 feet to a point in the center of the Coopertown Road rather than thence south 67° 30' ***west*** 175.8 feet to a point in the center of the Coopertown Road.

NOW THEREFORE, pursuant to T.C.A. 66-24-101(a)(26), I, Ashley Pospiech do hereby amend the aforementioned Warranty Deed to adjust the legal description as follows:

Lying on the West side of the Nashville and Springfield Pike and beginning at a point at the Junction of the Nashville, Springfield and Coopertown Road, thence North 8° West 218 feet to a point in the West margin of the Nashville-Springfield Pike; thence South 80° 15' West and 53 feet to a point; thence South 67° 30' West 175.8 feet to a point in the center of the Coopertown Road, thence with the center of the same, South 62° 45' East 275 feet to the point of beginning.

CONVEYED HEREWITH is an easement for septic lines upon property in Tax Map 4, Parcel 6.00, per Instrument 20090612-0054717, said Register's Office.

Further Affiant sayeth naught.

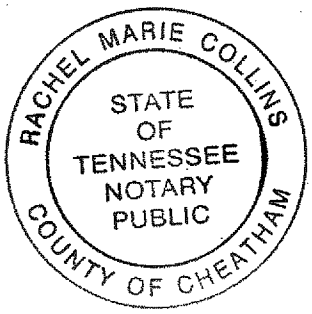
WITNESS MY HAND on this 21st day of May, 2025.

Ashley Pospiech

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ashley Pospiech, the within named bargainor(s), 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 Nashville, Tennessee, this the 21st day of May, 2025.



Rachel Marie Collins

Notary Public

My Commission Expires: 3.21.2028

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 05/22/2025.

Affiant Signature

05/22/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 05/22/2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

