Scrivener's Affidavit of Preparation of Warranty Deed

(of record in Instrument Number 20230920-0073918)

Comes now Concord Title, by and through its authorized agent, and states under oath as follows:

1. That Concord Title prepared a certain Warranty Deed in which Music City Holdings, LLC, a Texas limited liability company, was named as the Grantor, and H&B Capital Market Group, LLC and Alvarez Properties, LLC were named as the Grantees;;
2. That said Warranty Deed was duly recorded in the **Register of Deeds for Davidson County, Tennessee**, as Instrument Number **20230920-0073918**, on **September 20, 2023**;
3. That the legal description in the Warranty Deed referenced **Lot No. 3, Block 8**;
4. That the reference to **Block 8** in the legal description was **incorrect**;
5. That the correct legal description should have referenced **Block 2**, not Block 8;
6. That Concord Title, through this affidavit, hereby corrects the Warranty Deed to reflect the correct Block number, being **Block 2**, and acknowledges this correction for the record;
7. That this affidavit is made for the purpose of correcting and clarifying the aforementioned error, and to assist the current owner, all future owners, lenders, title examiners, and title insurers in accurately interpreting the record.

Karen Johnson Davidson County
Batch# 1284006 AFFIDAVIT
06/13/2025 08:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250613-0045820

This instrument prepared by and return to:
Concord Title
3000 Meridian Blvd, Suite 140
Franklin, TN 37067

Scrivener's Affidavit of Preparation of Warranty Deed

(of record in Instrument Number 20230920-0073918)

FURTHER AFFIANT SAYETH NOT.

By: _____

Nick Harris

Its: Attorney

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nick Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed within instrument for the purposes therein contained; and who further acknowledged that he is the Attorney of Concord Title and that he is authorized by Concord Title to execute this instrument on its behalf by her/himself as such Attorney.

_____

Notary Public

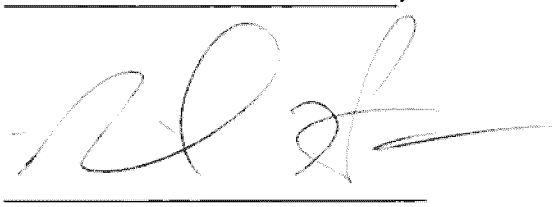
My commission expires: 3/9/27

T. P. BOSHEARS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This instrument prepared by and return to:
Concord Title
3000 Meridian Blvd, Suite 140
Franklin, TN 37067

Certificate of Authenticity

I, Nick Harris, 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 **June 11, 2025**.



Affiant Signature

6/11/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **11** day of **June**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

