Prepared by:

Return to after recording:
Vylla Title, LLC
25 Enterprise, Third Floor
Aliso Viejo, Ca 92656

Karen Johnson Davidson County
Batch# 1290388 AFFIDAVIT
06/26/2025 09:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250626-0050279

SCRIVENER'S AFFIDAVIT

STATE OF Pennsylvania

COUNTY OF Allegheny

Comes now Jeanette M. Shaffer, who is over eighteen (18) years of age and whose address is 1187 Thorn Run Road, Ste 320, Coraopolis, PA 15108 and would state as follows:

On the 29th day of June 2010, the below described Warranty Deed recorded at Instrument Number 20100629-0050758 in the Register's Office for Davidson County, Tennessee is a Warranty Deed purporting to describe certain real property that was executed by Ole South Properties, Inc., a Tennessee Corporation as Grantor(s) to Shannon Morgan, an unmarried woman as Grantee(s).

The Warranty Deed contains an unintentional scrivener's error as the document includes an Instrument Number error in the second paragraph of the Legal Description. The incorrect instrument number in the second paragraph of the legal description is 20100524-0039493 and the instrument number should be 20100524-0039492. The proper legal description which should appear in the instrument recorded at 20100629-0050758 is as follows:

BEING all of Lot No. 280, on the Final Plat, Old Hickory Hills, Phase III, Section II, of record in Instrument Number 20070516-0058484, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from Old Hickory Hills, LLC, a Tennessee Limited Liability Company, dated May 5, 2010, appearing of record in Instrument Number20100524-0039492, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of Covenants, Restrictions and Conditions of record in Instrument Number 20020116-0006750; By-Laws of record in Instrument Number 20020116-0006750; Storm Water Detention Agreement Easement of record in Instrument Number 20010306-0021333; Charter of Homeowners Association of record in Instrument Number 20020123-0009417 and in Instrument Number 20081219-0121385; and to any and all matters shown on said Plat of record in Instrument Number 20070516-0058484; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

This Affidavit is made of my personal knowledge to correct the error above described.

EXECUTED this 25th day of June, 2025.

Jeanette M. Shaffer

Scrivener's Affidavit

Commonwealth of Pennsylvania

County of Allegheny

Sworn to and subscribed before me on the 25th day of June, 2025, by Jeanette M. Shaffer.

(Seal)

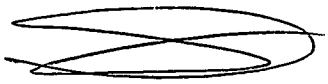
Cara Sue Taucher

Title of Officer Notary Public

Commonwealth of Pennsylvania - Notary Seal
CARA SUE TAUCHER - Notary Public
Allegheny County
My Commission Expires June 22, 2029
Commission Number 1400134

Tennessee Certification of Electronic Document

I, DAVID GREENHALGH, 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 25, 2025 (date of document).



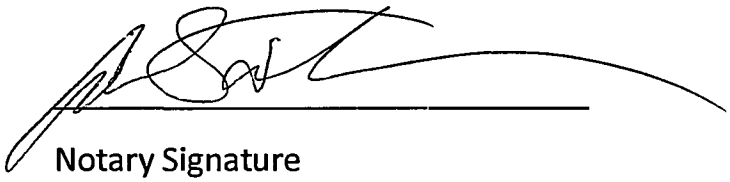
Affiant Signature

Date JUNE 25, 2025

STATE OF PENSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and Subscribed before me this 25th Day of JUNE, 2025



Notary Signature

My Commission Expires: 06-22-2029

Commonwealth of Pennsylvania - Notary Seal
CARA SUE TAUCHER - Notary Public
Allegheny County
My Commission Expires June 22, 2029
Commission Number 1400134