Karen Johnson Davidson County
Batch# 1298536 AFFIDAVIT
07/17/2025 03:35:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250717-0056601

THIS INSTRUMENT PREPARED BY:
LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215
PHONE: (615) 320-3262

CORRECTING THE FOLLOWING:
WARRANTY DEED INSTRUMENT NO. 20240722-0054586
REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now Anthony N. Greco ("Affiant"), and states under oath as follows:

1. I am a Closing Attorney for Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215. In the above capacity, on or prior to July 17, 2024, there was prepared under my direction and control a Warranty Deed for the sale and transfer of a parcel of real estate known as 615 Old Hickory Boulevard #702, Nashville, Davidson County 37209 (the "Property" and the "Warranty Deed"), from Beazer Homes, LLC, a Delaware Limited Liability Company ("Grantor") to Image Brand as Grantee. The Warranty Deed after execution was recorded in Instrument No. 20240722-0054586 in the Register's Office for Davidson County, Tennessee.
2. In the Warranty Deed, the name of Grantee, "**IMAGE BRAND**" is incorrect and incomplete, as the Grantee was and is in fact a Tennessee limited liability company. This Affidavit is for purpose of correcting that error in the Warranty Deed.
3. Accordingly, in the first paragraph of page 1 of the Warranty Deed and above said first paragraph in the box for "ADDRESS NEW OWNER(S) AS FOLLOWS:" the name "**IMAGE BRAND**" should be corrected to state the name of the Grantee and New Owner accurately and completely as "**IMAGE BRAND, LLC, a Tennessee limited liability company**."

Now, therefore, in order to correct the above-referenced Warranty Deed, Affiant does hereby affirm, certify, and confirm that this Affidavit is made of my personal knowledge and that the information contained herein is consistent with the intentions of the parties and does not in any way change or alter the understanding of the parties who executed the documents being corrected.

Executed this 17 day of July, 2025.

Anthony N. Greco, Affiant

OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named Anthony N. Greco, who is personally known to me or proved upon satisfactory evidence, and who made oath that he has read the foregoing Affidavit and that the statements contained therein are true and correct based upon his knowledge, information and belief. The Affiant further acknowledged that he executed the within described document for the purpose of correcting the scrivener's error therein described.

SUBSCRIBED AND SWORN TO before me this 17 day of July, 2025.

My Commission Expires: COLEMAN R DIXON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires MAY 8, 2026

Notary Public

Certificate of Authenticity

I, Anthony N. Greco, 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 the 17 day of July, 20 25.

Anthony N. Greco, Affiant

7-17-25
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 17 day of July, 2025

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027