THIS INSTRUMENT PREPARED BY:

Rochford Law & Real Estate Title, PLLC
John Rochford
2200 Abbott Martin Road, Suite 201
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1300677 AFFIDAVIT
07/22/2025 12:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250722-0057777

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now John Cobb Rochford, who is over the age of eighteen (18) years of age and whose address is 2200 Abbott Martin Road, Suite 201, Nashville, TN 37215 and who would state as follows:

On the 5th day of June 2025, I prepared a Quitclaim Deed of record in Instrument No. 20250606-0044576, Register's Office for Davidson County, Tennessee (the "Quitclaim Deed"). The Quitclaim Deed contains a scrivener's error. More specifically, the legal description contains an error with respect to the lot number of the property. The legal description should read as follows:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
>
> BEING LOT NO. 24, ON THE PLAN OF MORNINGSIDE HEIGHTS, SECTION 1, as shown by plat of record in Book 1130, Page 76, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed as tenants in common with rights of survivorship to Raymond Hewitt a sixty percent undivided interest and Ronnell Bryant a 40% undivided interest, by Deed from Raymond Hewitt, dated August 10, 2016, and recorded on August 12, 2016, of record in Instrument No. 20160812-0084190, Register's Office for Davidson County, Tennessee. Raymond Hewitt has since died, leaving Ronnell Bryant as the sole surviving tenant and owner.
>
> This is improved property known as 103 Barry Drive, Nashville, TN 37115.

This error was unintentional. This affidavit is made of my personal knowledge to correct the error above described.

John Cobb Rochford

OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named John Cobb Rochford who made oath that he has read the foregoing Quitclaim Deed and the things and matters therein contained therein are true. The affiant did further acknowledge that he executed the within described document for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 22nd day of July 2025.

Notary Public

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on July 22nd, 2025.

John Cobb Rochford

July 22nd, 2025

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on July 22nd, 2025.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025