THIS INSTRUMENT PREPARED BY:
John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1305936 AFFIDAVIT
08/04/2025 03:55:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250804-0061739

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now John Cobb Rochford, who is over the age of eighteen (18) and whose address is 2200 Abbott Martin Road, Suite 201, Nashville, TN 37215 and who would state as follows: On the Quitclaim Deed dated July 22nd, 2025 between Bao Nguyen, Khanh Thuy, Jack Phan, and Khanh C. Chau and Kelly Chau (hereinafter, the "Deed"), recorded in Instrument No. 20250723-0058176, recorded July 23rd, 2025, Register's Office for Davidson County, Tennessee, I was the licensed attorney responsible for recording the Deed. The Deed contains scrivener's errors. More specifically, the "Name/Address of New Owner" box on the top left of the document should list the following:

Khanh C. Chau & Kelly Chau
0 Old Hickory Blvd.,
Nashville, TN 37218

Also, the "Send Tax Bills To" box should list the following address:

4068 Rural Plains Circle, STE 160
Franklin, TN 27064

Also, the grantor, Khanh Thuy is also known as Khanh Thuy Nguyen.

These errors were unintentional. This affidavit is made of my personal knowledge to correct the errors above described.

Rochford Law & Real Estate Title

By: _____
John Cobb Rochford

Its: General Counsel

OATH AND ACKNOWLEDGMENT

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, John Cobb Rochford, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the General Counsel for Community Title Company, LLC, the within named bargainor, and that he as such General Counsel executed the foregoing instrument for the purposes therein contained, by signing for Community Title Company, LLC by himself as General Counsel for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 4th day of August, 2025.

Katherine Cooper
Notary Public

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

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 August 4th, 2025.

John Cobb Rochford

August 4th, 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 August 4th, 2025.

Brooke Sobo

My commission expires: 9/8/25

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