This instrument prepared by and return to:

Hugh W. Entrekin | Attorney
Tune Entrekin & White PC
500 11th Ave N. Ste 600
Nashville, TN 37203
615-244-2770

Karen Johnson Davidson County
Batch# 1306751 AFFIDAVIT
08/07/2025 02:25:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250807-0062890

SCRIVENER'S AFFIDAVIT

THIS SCRIVENER'S AFFIDAVIT (this "Affidavit") dated as of August 7, 2025, is made by Hugh W. Entrekin, Esq. ("Affiant") and states as follows:

1. Affiant previously prepared that certain Special Warranty Deed dated December 3, 2019, and recorded December 4, 2019 as Instrument # 20191204-0125002, Register's Office of Davidson County, Tennessee (the "Deed").

2. The legal description set forth in the Deed is incorrect due to a scrivener's error, as the legal description does not include an additional tract of land that was inadvertently omitted from the Deed. To correct this error, Affiant hereby revises the legal description in the Deed by adding the additional tract of land described on Exhibit A, which is attached hereto and incorporated herein by reference.

[*Signature Page to Follow*]

IN WITNESS WHEREOF, Affiant has executed this Affidavit as of the day and year first above written.

AFFIANT:

Hugh W. Entrekin, Esq.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Tiphany W. Wilson, the undersigned, a Notary Public for the County and State aforesaid, personally appeared Hugh W. Entrekin, Esq., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Davidson County, Tennessee on this 7 day of August, 2025.

Notary Public

My Commission Expires: 5-9-26

(seal)



Exhibit A

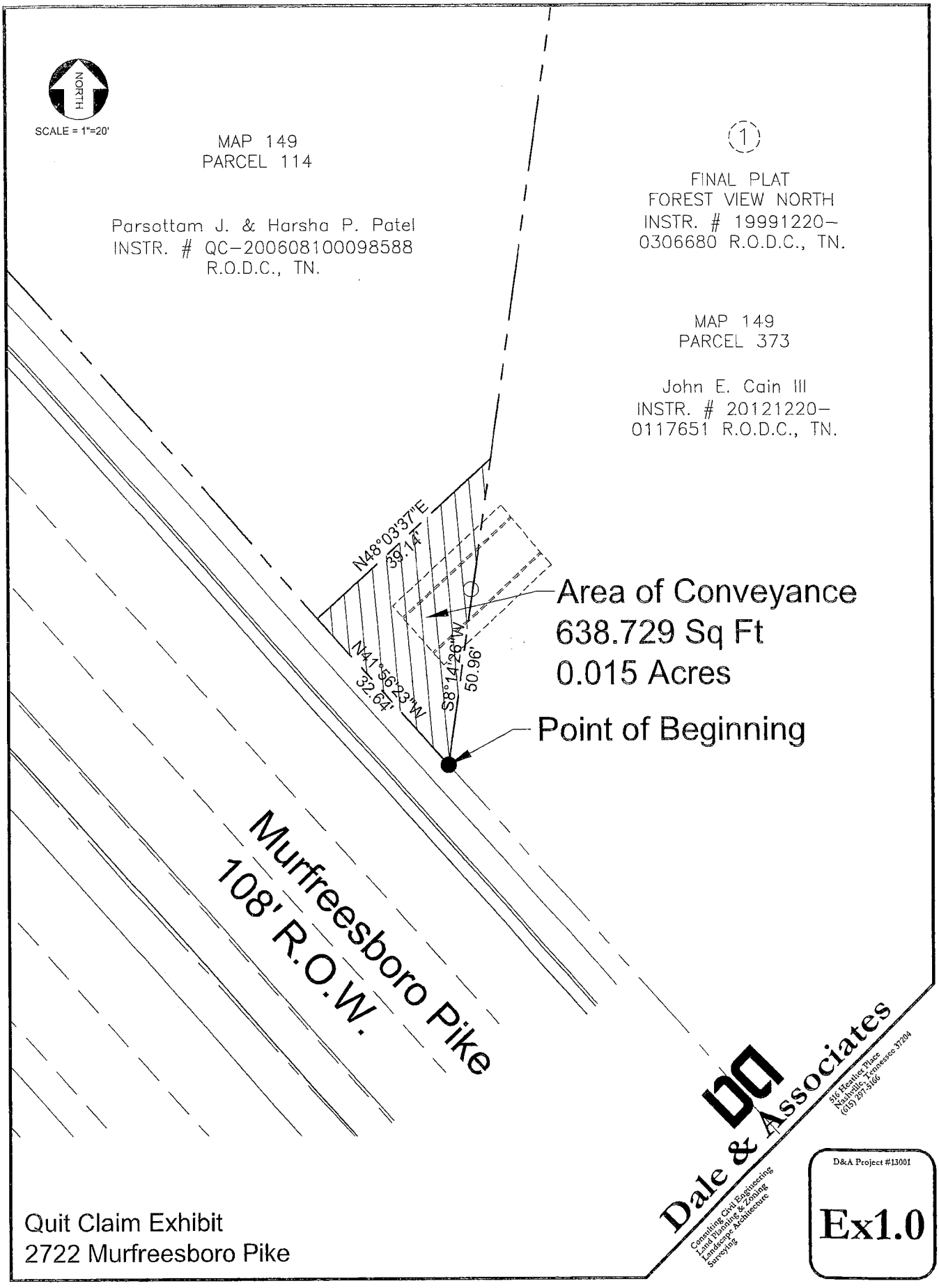
LEGAL DESCRIPTION

ADDITIONAL TRACT:

COMMENCING from a point on the north margin of Murfreesboro Pike being the southeast corner of the property conveyed to Parsottam J. & Harsha P. Patel as recorded under instrument # QC-200608100098588 with the Davidson County Register of Deeds, also being the southwest corner of the property conveyed to John E. Cain Ill as recorded under instrument # 201212200117651 with the Davidson County Register of Deeds, same point being the POINT OF BEGINNING, Thence N 41°56'23" W a distance of 32.64 feet to a point;
Thence N 48°03'37" E a distance of 39.14 feet to a point;
Thence S 8°14'26" W a distance of 50.96 feet to the POINT OF BEGINNING.
CONTAINING: 638.729 square feet or 0.015 acres of land, more or less.

Being the same property conveyed to John E. Cain, Trustee by quitclaim deed from **PARSOTTAM J. AND HARSHA P. PATEL** of record as Instrument No. 20130930-0102468, Register's Office for Davidson County, Tennessee.

The foregoing property is further described and shown on the attached quitclaim exhibit drawing.


NORTH
SCALE = 1"=20'
MAP 149
PARCEL 114
Parsottam J. & Harsha P. Patel
INSTR. # QC-200608100098588
R.O.D.C., TN.
1
FINAL PLAT
FOREST VIEW NORTH
INSTR. # 19991220-
0306680 R.O.D.C., TN.
MAP 149
PARCEL 373
John E. Cain III
INSTR. # 20121220-
0117651 R.O.D.C., TN.
N48°03'37"E
39.14'
N41°56'23"W
32.64'
S8°14'26"W
50.96'
Area of Conveyance
638.729 Sq Ft
0.015 Acres
Point of Beginning
Murfreesboro Pike
108' R.O.W.
Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166
D&A Project #13001
Ex1.0
Quit Claim Exhibit
2722 Murfreesboro Pike

TRUE COPY CERTIFICATION

I, Aaron Kaalberg, 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 August 7, 2025.

8/7/25
Date

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of August 2025, personally appeared before me, Lisa A. Lanius, a notary public for this county and state, Aaron Kaalberg, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/9/2027

LISA A. LANIUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

4836-7397-6318, v. 1