R
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This Instrument Prepared by
Premier Escrow, LLC
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215
File No. MO2025-826

Karen Johnson
Batch # 1313644
08/22/2025 10 22 38 AM
Fees $12 00 Taxes $0 00

Davidson County
AFFIDAVIT
1 pg

20250822-0067336

BOX 10-A

SCRIVENER'S AFFIDAVIT

Comes now D. Dylan Potter, Attorney, of Nashville, Tennessee, and states on oath:

1. That I or a member of my staff prepared a Warranty Deed recorded on August 15, 2025, of record in Instrument No. 20250815-0065123, Register's Office for Davidson County, Tennessee Erich B. Groos, Jr. and wife, Jane L. Groos were the Grantors, and 1031 Tyne Trust U/A/D February 15, 2002 was the Grantee.

2. That through inadvertence the last name of the Grantee was incorrect as recorded.

3. The correct name of the Grantee should read as 1031 Tyne Trust U/A/D February 15, 2022.

4. That this Affidavit is given to correct any defect in title by reason of the aforesaid defective instrument.

Further, the Affiant sayeth naught.

Dated this 21st day of August, 2025

D. Dylan Potter, Attorney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Dylan Potter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21st day of August, 2025.

Notary Public

PAMELA B MATHENEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Pamela B Matheney
My Commission Expires
August 30, 2028
~~STATE OF TENNESSEE~~

My Commission Expires: