THIS INSTRUMENT PREPARED BY:
Stewart Title
216 Centerview Dr., #360
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 1321423 AFFIDAVIT
09/12/2025 09:07:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250912-0072890

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Comes now John M. Wells, who is over eighteen (18) years of age and whose address is 216 Centerview Dr., #360, Brentwood, TN 37027 and would state as follows:

On the 21st day of July, 2025, I prepared the Warranty Deed recorded at Instrument No. 20250804-0061439, in the Register's Office for Davison County, Tennessee, which purports to convey certain real property from Jolly Overseas LLC, a Tennessee limited liability company, as Grantor, to Bobby Diwan and Preeti Shah, husband and wife, as Grantees.

The Warranty Deed contains a scrivener's error in that the Grantee's marital status is incorrect. This error was inadvertent and unintentional. The correct Grantor/Grantee clause is as follows and is hereby substituted in the original deed:

For and in consideration of the sum of Ten and no/100's ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jolly Overseas LLC, a Tennessee limited liability company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Bobby Diwan, unmarried, and Preeti Shah, unmarried, as Tenants in Common with Rights of Survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

This Affidavit is made of my personal knowledge in order to correct the error above described.

EXECUTED this 11th day of September, 2025.

John M. Wells, Affiant

OATH AND ACKNOWLEDGMENT

On this the 11th day of September, 2025, before me, a Notary Public, duly commissioned and qualified, personally appeared John M. Wells, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who executed the foregoing **Scrivener's Affidavit** and who acknowledged that he executed the same as his free act and deed. He also made oath that he has read the foregoing Affidavit and the things and matters 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.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

Charity L Williams
Notary Public

CHARITY L. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires:
05/20/26

2682660

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 September 11, 2025.

Affiant
Date: 9/11/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 11th day of September, 2025

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KATHERINE ANN HEDRICK