This instrument prepared by:
Jennifer L. Pennell, Attorney
Limestone Title, LLC
580 Franklin Rd, Ste 203
Franklin, TN 37069
615.730.7955

Karen Johnson Davidson County
Batch# 1326909 DEEDWARR
09/25/2025 04:01:30 PM 2 pgs
Fees: $13.00 Taxes: $4,310.50
20250925-0076707

State of TENNESSEE
County of WILLIAMSON

SCRIVENER'S AFFIDAVIT – WARRANTY DEED

GRANTEE: Zvezda 1, LLC, a Tennessee limited liability company

GRANTOR: New Horizon Asset Manager, LLC, a Wyoming limited liability company

RECORDED: September 8, 2025 in Instrument No. 20250908-0071736 in the Office of the Davidson County Register of Deeds.

The undersigned, representative of Limestone Title, LLC, hereby states and attests that a scrivener's error was made in the preparation of the Warranty Deed, by error and inadvertence, in the amount of the actual consideration or value stated.

The actual value of the property transferred should have been shown as $4,330,634.25 not $3,165,634.25.

This affidavit is being made to correct this error to properly state the value of the property that was transferred as being $4,330,634.25. The additional required transfer taxes are being paid with the recording of this Affidavit.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 25th day of September 2025.

Limestone Title, LLC

By: _____
Jennifer L. Pennell
Its: Duly Authorized Signatory

State of TENNESSEE
County of WILLIAMSON

I hereby certify that the foregoing Scrivener's Affidavit was subscribed, sworn to, and acknowledged before me this 25h day of September, 2025 by Jennifer L. Pennell as her true act and deed.

_____
Notary Public

My Commission Expires: _____

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

QBL-31632

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Sept 25, 25 (date of document).

Jennifer L. Pennell

Sept 25, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Sept 25, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2026

Notary's Seal