Prepared by & Return to:
Ready Now Title Services, LLC
P. O. Box 1491
Hendersonville, TN 37077

Karen Johnson Davidson County
Batch# 1332319 AFFIDAVIT
10/09/2025 12:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251009-0080793

AFFIDAVIT OF SCRIVENER'S ERROR

in

Warranty Deed

STATE OF TENNESSEE
COUNTY OF SUMNER

Comes now, Tiffany Pollard, a principal, or employee, of Ready Now Title Services, LLC, and avers as follows:

1) That the document containing the error is the Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 202508290069390.

2) That the Grantor(s) in said document was Robert Bryon McEwen III, married.

3) That the Grantee(s) in said document was Proverbs Build Homes LLC, a Tennessee Limited Liability Company.

4)

5) That the date of execution of said document was 08/28/2025.

6) The real property affected by the said document is municipally known as 1905 Ashton Avenue, Davidson County, Nashville, TN 37218.

7) That due to scrivener's error or oversight, said document was recorded with the following error in the legal description:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Final Plat, Re-Subdivision of Lot No. 30 on The Plan of Ashton's Subdivision of The L. M. Lewis Farm of record in Plat at Instrument No. 20190729-0074548, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

8) That the above-mentioned error is corrected to replace the erroneous legal description in said document with the following:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat, Re-Subdivision of Lot No. 30 on The Plan of Ashton's Subdivision of The L. M. Lewis Farm of record in Plat at Instrument No. 20190729-0074548, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

8) That this Affidavit is made of the undersigned's own personal and factual knowledge and is intended to correct the above-described error.

EXECUTED on the 25th day of September, 2025.

Tiffany Pollard

STATE OF TENNESSEE
COUNTY OF SUMNER

On this the 25th day of September, 2025, before me, the undersigned officer, personally appeared Venikkia Cunningham known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 9/27/26

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Tiffany Pollard, 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 September 25, 2025

Affiant Signature

09/25/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 25th day of September, 2025.

Notary's Signature
My Commission Expires: 09/27/2026
Notary's Seal

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Tiffany Pollard, 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 9.25.25.

Affiant Signature

9/25/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25 day of Sept. 25.

Notary's Signature

My Commission Expires: 9/27/26

Notary's Seal

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER