Prepared by
Martin, Heller, Potempa & Sheppard
2122 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1348230
11/20/2025 10 41 00 AM
Fees $12 00 Taxes $0 00
Davidson County
AFFIDAVIT
2 pgs
20251120-0092666

SCRIVENER'S AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS:

1. That, David E. Heller, of the law office of Martin Heller Potempa & Sheppard, PLLC, had cause to record a Quitclaim Deed executed on September 17, 2025, (the "Deed") by Mohammad Rahimi and Zary Rahimi, as "Grantor", unto General Property Group, LLC, a Tennessee limited liability company, as "Grantee", and of record in Instrument No. 20250923-0075993 in the Register's Office for Davidson County, Tennessee.

2. That the legal description included in the Deed for the property known as 3906 Charlotte Avenue, Nashville, TN 37209 was the incorrect legal description. This is a scrivener's error and was made unintentionally. The proper and correct legal description for the property known as 3906 Charlotte Avenue, Nashville, TN 37209 is as follows:

3906 Charlotte Avenue: (09116038400)

Land situated in Davidson County, Tennessee, being Lot 1 of the Resubdivision of Clifton Plan, as shown in the plat of record in Instrument No. 20050826-0102685, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Mohammad Rahimi and Zary Rahimi, husband and wife, by Special Warranty Deed from Wishy Washy, Inc., a Tennessee corporation, of record in Instrument No. 20050318-0029961, Register's Office for Davidson County, Tennessee.

3. That this Affidavit is given to correct and explain the error described above, and to assist the present owner, as well as all future owners, lenders, title examiners, and insurers.

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EXECUTED on this, the 12th day of November 2025.

David E. Heller

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 David E. Heller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed this Scrivener's Affidavit for the purposes therein contained. Witness my hand and official seal at office this 12th day of November 2025.

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JANUARY 4, 2027

Notary Public

My commission expires: 01-04-27