PREPARED BY AND PLEASE RETURN TO:
Bell Law Settlement Services, LLC
112 30th Ave N
Nashville TN 37203

CROSS REFERENCE TO: Instrument No 20210409-0047523

Karen Johnson Davidson County
Batch# 1349923 AFFIDAVIT
11/21/2025 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251121-0093411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SCRIVENER'S AFFIDAVIT

The undersigned Affiant, John Bell, being first duly sworn, stated the following to the best of his knowledge, information, and belief:

1. I am more than 18 years of age and suffer from no legal disability, I am a licensed attorney in the State of Tennessee, and I am authorized to make the representations contained in this Affidavit on behalf of Bell Law Settlement Services LLC as one of its supervising attorneys.

2. I have personal knowledge of the matters discussed herein.

3. Bell Law Settlement Services LLC prepared a Deed which was recorded on April 9, 2021, as Instrument No. 20210409-0047523 in the Register's Office for Davidson County, Tennessee (the "Deed") and which contained an error in the legal description.

4. The Grantor in the referenced Deed had contracted to sell to the Grantee the entirety of tax parcel 07509026800 (the "Parcel"), which Parcel is one and the same property as Lot 1 ("Lot 1") on the Plan of the James L. Peach Sr. Property recorded in Plat Book 7900, page 648, Register's Office for Davidson County, Tennessee (the "Plat"), which Plat created a consolidated platted lot. The said Lot 1 was and is a consolidation of two portions: the "Original Portion" and the "Added Portion," as is reflected in the chain of title to the said separate portions of the consolidated Lot 1.

5. However, the words used in the legal description for the Parcel in the Deed do not clearly communicate that both the Original Portion and the Added Portion are part of the property being conveyed in the Deed as intended by the Grantor and Grantee.

6. More specifically, the legal description of the Parcel in the Deed gives a metes and bounds description of the Added Portion and then confusingly states that this Added Portion is to be combined with the Original Portion without clearly indicating that the Original Portion itself is being conveyed by the Grantor to the Grantee as well.

7. To correct the referenced error in word choice and to more clearly describe the property intended to be conveyed by the parties to Deed, the legal description set out in the Deed is hereby replaced with the following:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of James L. Peach, Sr. Property, as of record in Plat Book 7900, Page 648, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.
>
> Being the property conveyed to James L. Peach, Sr. and wife, Venetia K. Peach by Andrew B. Gibson, Jr., Successor Trustee, by Successor Trustee's Deed dated November 29, 1990, of record in Book 8245, Page 679, Register's Office for Davidson County, TN, together with the property conveyed to James L. Peach, Sr. and wife, Venetia K. Peach, by Warranty Deed from Hermitage Church of Christ, recorded on January 18, 1994, of record in Book 9222, Page 214, said Register's Office.

8. This affidavit is given to explain the prior error and to assist the present owner, as well as all future owners, lenders, title examiners, and insurers.

9. I understand that this affidavit will be recorded in the Davidson County Records and that it will be relied upon in the future by those seeking to acquire or to insure an interest in the above-described realty, as well as those who examine the title to said realty.

The Affiant did not state anything further.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, this the 25th day of November, 2025.

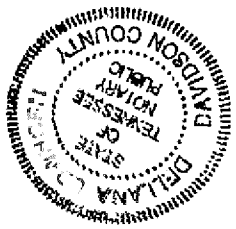
John Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared John Bell to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and who acknowledged that he executed the same as her free act and deed.

WITNESS my hand, at office, this 25th day of November 2025.

Notary Public
My Commission Expires: 3/6/29



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 November 20, 2025 (date of document)

Regina Sullo

Affiant Signature

November 21, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 21 day of November, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202511210093411