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SCRIVENER'S AFFIDAVIT

I, Russell J. McCann, Attorney, prepared the Warranty Deed, by and between **Ronald Charpentier and Willie Charpentier**, husband and wife, Grantors, and **Hannah Cohee and Nathan Cohee**, wife and husband, Grantees, of record as Instrument No. **20251003-0079072**, Register's Office for Davidson County, Tennessee, and I do hereby certify that the following corrections should be made to the above-referenced instrument:

On page 1, the Legal Description reads:

Land in Davidson County, Tennessee, described as follows:

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 155, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY LARENCE RITTER'S TRACT 1 ON THE NORTH, JOHN F RITTER THE EAST; JAMES M BOONE ON THE SOUTH, LARENCE RITTER'S TRACT 2 & 4 ON THE WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (N 624707.57 E 1681234.74) ON THE NORTH SIDE OF OLD COLLINS ROAD, THE NORTHWEST CORNER OF JOHN F RITTER (REF INSTRUMENT# 20171030 PAGE 110980 R.O.D.C - PROPERTY MAP 155 PARCEL 57 02) AND BEING IN THE SOUTH LINE OF DAVID E. JOHNSON (REF. INSTRUMENT # 20080312 PAGE 24992 R.O.D.C - PROPERTY MAP 155 PARCEL 281), THENCE WITH RITTER'S WEST LINE S 07°39°32"W 27733° TO AN IRON PIN SET (N 62443271 E 1681197 78), THE NORTHEAST CORNER OF THE LARENCE RITTER'S TRACT 3, THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT

FROM THE TRUE POINT OF BEGINNING CONTINUING WITH JOHN F RITTER'S AND THEN WITH KATHERINE K CANNON'S (REF. INSTRUMENT # 20171127 PAGE 0120608 R.O.D.C - PROPERTY MAP 155 PARCEL 266) WEST LINE S 07°39°32"W 71926° TO AN EXISTING IRON PIN IN GRAVEL, THE NORTHEAST CORNER OF JAMES M BOONE (REF INSTRUMENT # 20100615 PAGE 0046312 R.O.D.C - PROPERTY MAP 155 PARCEL 2 09), THENCE WITH BOONE'S NORTH LINE N 79°40°13" W 393 79' TO AN EXISTING IRON PIN "DONLON 2297" (N 623790.63 E 1680714.51°), THE NORTHEASTERLY CORNER OF

LARENCE RITTER'S TRACT 4; THENCE WITH TRACT 4' S EAST LINE N 26°34°55"W PASSING A WITNESS IRON PIN SET AT 11496 IN ALL 15636' TO A POINT, THE SOUTHEAST CORNER OF LARENCE RITTER'S TRACT 2 AND BEING IN THE CENTER OF A NON-EXCLUSIVE 50' INGRESS- EGRESS AND UTILITY EASEMENT, THENCE WITH TRACT 2 S WEST LINE WITH THE CENTER OF SAID EASEMENT N13°38°46"E 8 95' TO A POINT, THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS

DELTA= 52°57°36"; RADIUS= 500 00'; ARC=462.16', CHORD = N40°0734"E 445.89° TO A POINT; THENCE N66°36'227E 195 57' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS

DELTA= 56°57°42", RADIUS= 100 00°'; ARC= 99.42', CHORD= N 38°07'31"E 95.37" TO A POINT IN THE SOUTH LINE OF LARENCE RITTER'S TRACT 1; THENCE WITH TRACT 1°S SOUTH LINE N89°48'57"E 2539 TO THE TRUE POINT OF BEGINNING, CONTAINING 5.40 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY RANDOLPH L CHAPDELAINE RLS. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 DATED FEBRUARY 10, 2022.

BEING A PORTION OF THE SAME PROPERTY CONVEYED BY GENERAL WARRANTY DEED TO LARENCE RITTER PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY FROM ROBERT EALY RECORDED IN INSTRUMENT # 20220105 PAGE 0002276 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE.

TOGETHER WITH A PORTION OF THE SAME PROPERTY CONVEYED BY GENERAL WARRANTY DEED TO LARENCE RITTER PROPERTIES LLC, A TENNESSEE LIMITED LIABILTY COMPANY AND ERIC LARENCE. FROM DAVID BERNARD DALE, A WIDOWER, DANA BOYD DALE TARNOR, A WIDOW, DEIDRE EVONNE DALE AND UNMARRIED WOMAN, SHANA TARNOR BEROUKAS aka SHOSHANA SHANA TARNOR BEROUKAS, A MARRIED WOMAN, EVAN DAVID DALE, AN UNMARRIED MAN, SIVIA RINA TARNOR LIEBERMAN, A LEGALLY SEPARATED WOMAN AND ARI NATHANIEL TARNOR, A MARRIED MAN,

RECORDED IN INSTRUMENT # 20220114, PAGE 0006154 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE

IN FAVOR OF THE TRACT IS A 30° INGRESS-EGRESS AND UTILITY EASEMENT FROM THE TERMINUS OF COLLINS ROAD (PAVED) ALONG AND THROUGH THE JOHN F RITTER PROPERTY TO THE ABOVE TRACT AND 50° INGRESS-EGRESS AND UTILITY EASEMENT

IN FAVOR OF AND SUBJECT TO THE ABOVE TRACT IS A NON-EXCLUSIVE 50° INGRESS-EGRESS AND UTILITY EASEMENT ALONG WITH A 48' RADIUS TURN AROUND DESCIBED AS FOLLOWS BEGINNING AT AN EXISTING IRON PIN (N 624707.57 E 1681234.74) ON THE NORTH SIDE OF OLD COLLINS ROAD, THE NORTHWEST CORNER OF JOHN F RITTER (REF INSTRUMENT# 20171030 PAGE 110980 R.O.D.C - PROPERTY MAP 155 PARCEL 57 02) AND BEING IN THE SOUTH LINE OF DAVID E JOHNSON (REF INSTRUMENT # 20080312 PAGE 24992 R.O.D.C.- PROPERTY MAP 155 PARCEL 281), THENCE WITH JOHNSON'S NORTH LINE N82°09°50"W 25 06° TO A POINT, THENCE WITH THE CENTER OF A 50' INGRESS-EGRESS AND UTILITY EASEMENT S 07°39°53" W 277 42' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=01°58"47", RADIUS= 100 00'; ARC=3 46°, CHORD= S08°39°16"W 3 46' TO A POINT IN THE SOUTH LINE OF THE ABOVE TRACT, THENCE WITH THE CENTER OF SAID EASEMENT RUNNING THROUGH TRACTS 2 & 3 WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS DELTA=56°57'42"; RADIUS= 100 00'; ARC= 99 42'; CHORD= S 38°07'31" W 95 37' TO A POINT; THENCE S 66°36'22"W 195 57' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS

DELTA= 52°57°36", RADIUS= 500 00° ARC= 462.16', CHORD= S40°07°34"W 445 89' TO A POINT' THENCE S 13°38'46" W 8.95 TO A POINT IN THE NORTH LINE OF LARENCE RITTER'S TRACT 4.

IN FAVOR OF THE ABOVE TRACT IS A 48' TURN AROUND LYING AT THE BEGIINGING OF THE ABOVE TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (N 624707 57 E 1681234 74) ON THE NORTH SIDE OF OLD COLLINS ROAD, THE NORTHWEST CORNER OF JOHN F. RITTER (REF INSTRUMENT# 20171030 PAGE 110980 R O D.C - PROPERTY MAP 155 PARCEL 57 02) AND BEING IN THE SOUTH LINE OF DAVID E JOHNSON (REF. INSTRUMENT # 20080312 PAGE 24992 R O.D C - PROPERTY MAP 155 PARCEL 281),

THENCE WITH JOHNSON'S NORTH LINE N82°09°50"W 92 66' TO THE PERIMETER OF A 48' RADIUS, THENCE LEAVING JOHNSON WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS.

DELTA= 138°03'15", RADIUS=48.00°, ARC= 115 66'; CHORD= S 20°46'04"W 89.64' TO A POINT ON SAID 50' INGRESS-EGRESS EASEMENT

THE ABOVE TRACT IS SUBIECT TO AN EXISTING 30' INGRESS- EGRESS EASEMENT AND A 30° VEGETATION BUFFER AND CONSERVATION EASEMENT EXCEPT WHERE ENCOMPASSED BY EASEMENT RIGHT OF WAY RUNNING ALONG THE EAST PROPERTY LINE INSIDE THE ABOVE 50' INGRESS-EGRESS EASEMENT IN FAVOR OF KATHERINE K. CANNON (PROPERTY MAP 155 PARCEL 2 66) AND JAMES M. BOONE (PROPERTY MAP 155 PARCEL 2.09) DESCRIBED AS FOLLOWS BEGINNING AT THE TRUE POINT OF BEGINNING OF THE ABOVE TRACT WITH JOHN F RITTER'S AND THEN WITH KATHERINE K. CANNON'S (REF. INSTRUMENT # 20171127 PAGE 0120608 R.0.D.C-- PROPERTY MAP 155 PARCEL 2 66) WEST LINE S 07°39'32" W 719.26' TO AN EXISTING IRON PIN IN GRAVEL, THE NORTHEAST CORNER OF JAMES M BOONE (REF. INSTRUMENT # 20100615 PAGE 0046312 R.OD C.- PROPERTY MAP 155 PARCEL 2 09), THENCE WITH BOONE'S NORTH LINE N 79°40'13"W 30.20° TO A POINT, THENCE N 07°39'53"E 68662' TO A POINT IN THE CENTER OF A 50' INGRESS-EGRESS EASEMENT, THENCE WITH SAID EASEMENT WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=16°12'55"; RADIUS=100 00', ARC= 28.30', CHORD= N 17°45'07"E 28.21° TO A POINT IN THE SOUTH LINE OF LARENCE RITTER'S TRACT 1; THENCE WITH TRACT 1 S SOUTH LINE N89°48'57"E 2539' TO THE TRUE POINT OF BEGINNING

TOGETHER WITH AND SUBJECT TO AN ACCESS AND UTILITY EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 20230425-0030364, SAID REGISTER'S OFFICE

When entered into the document, the above legal description received some unintended formatting changes which makes the legal description appear in error. The above legal description is, by this instrument, replaced with the following legal description which has the misleading formatting removed, to wit:

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 155, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY LARENCE RITTER'S TRACT 1 ON THE NORTH; JOHN F. RITTER THE EAST; JAMES M. BOONE ON THE SOUTH; LARENCE RITTER'S TRACT 2 & 4 ON THE WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (N 624707.57 E 1681234.74) ON THE NORTH SIDE , THE NORTHWEST CORNER OF JOHN F. RITTER (REF. INSTRUMENT# 20171030 PAGE 110980 R.O.D.C.- OF AN EXISTING 30' EASEMENT PROPERTY MAP 155 PARCEL 57.02) AND BEING IN THE SOUTH LINE OF DAVID E. JOHNSON (REF. INSTRUMENT # 20080312 PAGE 24992 R.O.D.C.- PROPERTY MAP 155 PARCEL 281), THENCE WITH RITTER'S WEST LINE S07°39'32"W 277.33' TO AN IRON PIN SET (N 624432.71 E 1681197.78), THE NORTHEAST CORNER OF THE LARENCE RITTER'S TRACT 3, THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT:

FROM THE TRUE POINT OF BEGINNING CONTINUING WITH JOHN F. RITTER'S AND THEN WITH KATHERINE K. CANNON'S (REF. INSTRUMENT # 20171127 PAGE 0120608 R.O.D.C.- PROPERTY MAP 155 PARCEL 2.66) WEST LINE S07°39'32"W 719.26' TO AN EXISTING IRON PIN IN GRAVEL, THE NORTHEAST CORNER OF JAMES M. BOONE (REF. INSTRUMENT # 20100615 PAGE 0046312 R.O.D.C.- PROPERTY MAP 155 PARCEL 2.09); THENCE WITH BOONE'S NORTH LINE N79°40'13"W 393.79' TO AN EXISTING IRON PIN "DONLON 2297" (N 623790.63 E 1680714.51'), THE NORTHEASTERLY CORNER OF LARENCE RITTER'S TRACT 4; THENCE WITH TRACT 4'S EAST LINE N26°34'55"W PASSING A WITNESS IRON PIN SET AT 114.96' IN ALL 156.36' TO A POINT, THE SOUTHEAST CORNER OF LARENCE RITTER'S TRACT 2 AND BEING IN THE CENTER OF A NON-EXCLUSIVE 50' INGRESS-EGRESS AND UTILITY EASEMENT; THENCE WITH TRACT 2'S WEST LINE WITH THE CENTER OF SAID EASEMENT N13°38'46"E 8.95' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA= 52°57'36"; RADIUS= 500.00'; ARC= 462.16'; CHORD = N40°07'34" E 445.89' TO A POINT; THENCE N66°36'22"E 195.57' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA= 56°57'42"; RADIUS= 100.00'; ARC= 99.42'; CHORD= N38°07'31"E 95.37' TO A POINT IN THE SOUTH LINE OF LARENCE RITTER'S TRACT 1; THENCE WITH TRACT 1'S SOUTH LINE N89°48'57"E 25.39' TO THE TRUE POINT OF BEGINNING, CONTAINING 5.40 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 DATED FEBRUARY 10, 2022.

BEING A PORTION OF THE SAME PROPERTY CONVEYED BY GENERAL WARRANTY DEED TO LAREN RITTER PROPERTIES, LLC., A TENNESSEE LIMITED LIABILITY COMPANY FROM ROBERT EALY RECORDED IN INSTRUMENT # 20220105 PAGE 2276 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE.

TOGETHER WITH A PORTION OF THE SAME PROPERTY CONVEYED BY GENERAL WARRANTY DEED TO LARENCE RITTER PROPERTIES LLC, A TENNESSEE LIMITED LIABILTY COMPANY AND ERIC LARENCE. FROM DAVID BERNARD DALE, A WIDOWER, DANA BOYD DALE TARNOR, A WIDOW, DEIDRE EVONNE DALE AND UNMARRIED WOMAN, SHANA TARNOR BEROUKAS aka SHOSHANA SHANA TARNOR BEROUKAS, A MARRIED WOMAN, EVAN DAVID DALE, AN UNMARRIED MAN, SIVIA RINA TARNOR LIEBERMAN, A LEGALLY SEPARATED WOMAN AND ARI NATHANIEL TARNOR, A MARRIED MAN RECORDED IN INSTRUMENT # 20220114, PAGE 6154 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE.

IN FAVOR OF THE TRACT IS A 30' INGRESS-EGRESS AND UTILITY EASEMENT FROM THE TERMINUS OF COLLINS ROAD (PAVED) ALONG AND THROUGH THE JOHN F. RITTER PROPERTY TO THE ABOVE TRACT AND 50' INGRESS-EGRESS AND UTILITY EASEMENT.

IN FAVOR OF AND SUBJECT TO THE ABOVE TRACT IS A NON-EXCLUSIVE 50' INGRESS-EGRESS AND UTILITY EASEMENT ALONG WITH A 48' RADIUS TURN AROUND DESCIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (N 624707.57 E 1681234.74) ON THE NORTH SIDE OF OLD COLLINS ROAD, THE NORTHWEST CORNER OF JOHN F. RITTER (REF. INSTRUMENT# 20171030 PAGE 110980 R.O.D.C.- PROPERTY MAP 155 PARCEL 57.02) AND BEING IN THE SOUTH LINE OF DAVID E. JOHNSON (REF. INSTRUMENT # 20080312 PAGE 24992 R.O.D.C.- PROPERTY MAP 155 PARCEL 281), THENCE WITH JOHNSON'S NORTH LINE N82°09'50"W 25.06' TO A POINT; THENCE WITH THE CENTER OF A 50' INGRESS-EGRESS AND UTILITY EASEMENT S07°39'53"W 277.42' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=01°58'47"; RADIUS= 100.00'; ARC=3.46'; CHORD= S08°39'16" W 3.46' TO A POINT IN THE SOUTH LINE OF THE ABOVE TRACT; THENCE WITH THE CENTER OF SAID EASEMENT RUNNING THROUGH TRACTS 2 & 3 WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=56°57'42"; RADIUS= 100.00'; ARC= 99.42'; CHORD= S38°07'31" W 95.37' TO A POINT; THENCE S66°36'22" W 195.57' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA= 52°57'36"; RADIUS= 500.00' ARC= 462.16'; CHORD= S40°07'34" W 445.89' TO A POINT' THENCE S13°38'46" W 8.95' TO A POINT IN THE NORTH LINE OF LARENCE RITTER'S TRACT 4.

IN FAVOR OF THE ABOVE TRACT IS A 48' TURN AROUND LYING AT THE BEGIINGING OF THE ABOVE TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (N 624707.57 E 1681234.74) ON THE NORTH SIDE OF OLD COLLINS ROAD, THE NORTHWEST CORNER OF JOHN F. RITTER (REF. INSTRUMENT# 20171030 PAGE 110980 R.O.D.C.- PROPERTY MAP 155 PARCEL 57.02) AND BEING IN THE SOUTH LINE OF DAVID E. JOHNSON (REF. INSTRUMENT # 20080312 PAGE 24992 R.O.D.C.- PROPERTY MAP 155 PARCEL 281), THENCE WITH JOHNSON'S NORTH LINE N82°09'50"W 92.66' TO THE PERIMETER OF A 48' RADIUS; THENCE LEAVING JOHNSON WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA= 138°03'15"; RADIUS=48.00'; ARC= 115.66'; CHORD= S20°46'04" W 89.64' TO A POINT ON SAID 50' INGRESS-EGRESS EASEMENT.

THE ABOVE TRACT IS SUBJECT TO AN EXISTING 30' INGRESS- EGRESS EASEMENT AND A 30' VEGETATION BUFFER AND CONSERVATION EASEMENT EXCEPT WHERE ENCOMPASSED BY EASEMENT RIGHT OF WAY RUNNING ALONG THE EAST PROPERTY LINE INSIDE THE ABOVE 50' INGRESS-EGRESS EASEMENT IN FAVOR OF KATHERINE K. CANNON (PROPERTY MAP 155 PARCEL 2.66) AND JAMES M. BOONE (PROPERTY MAP 155 PARCEL 2.09) DESCRIBED AS FOLLOWS:

BEGINNING AT THE TRUE POINT OF BEGINNING OF THE ABOVE TRACT WITH JOHN F. RITTER'S AND THEN WITH KATHERINE K. CANNON'S (REF. INSTRUMENT # 20171127 PAGE 0120608 R.O.D.C.- PROPERTY MAP 155 PARCEL 2.66) WEST LINE S07°39'32"W 719.26' TO AN EXISTING IRON PIN IN GRAVEL, THE NORTHEAST CORNER OF JAMES M. BOONE (REF. INSTRUMENT # 20100615 PAGE 0046312 R.O.D.C.- PROPERTY MAP 155 PARCEL 2.09); THENCE WITH BOONE'S NORTH LINE N79°40'13"W 30.20' TO A POINT; THENCE N07°39'53"E 686.62' TO A POINT IN THE CENTER OF A 50' INGRESS-EGRESS EASEMENT; THENCE WITH SAID EASEMENT WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=16°12'55"; RADIUS=100.00'; ARC= 28.30'; CHORD= N17°45'07" E 28.21' TO A POINT IN THE SOUTH LINE OF LARENCE RITTER'S TRACT 1; THENCE WITH TRACT 1'S SOUTH LINE N89°48'57"E 25.39' TO THE TRUE POINT OF BEGINNING.

By the recording of this Scrivner's Affidavit the above-described corrections are hereby made to the above referenced instrument.

Witness my hand this 19th day of November, 2025.

Russell J. McCann

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Russell J. McCann, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2025.

Notary Public My Commission Expires:

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

File No. 25-476

Certificate of Authenticity

I, Casey Martin, 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

11/21/2025.
Date

Affiant Signature

11/21/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 21 day of November, 2025.

Notary's Signature

ANNA N. DOLAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 17, 2028
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)