Karen Johnson Davidson County
Batch# 1366102 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20260106-0000874

State of Tennessee
County of Sumner

Scrivener's Affidavit of Preparation of Warranty Deed

(Reference to Warranty Deed of record in Instrument 20251027-0085175, Register's Office of Davidson County, Tennessee.)

Comes now **Michele Sanford** by and through its authorized agent, and states on oath:

1. That **Michele Sanford** prepared a certain Warranty Deed dated **October 21, 2025**, wherein **Kelly Copeland, a married man, and Copeland Property Holdings, LLC, a Tennessee limited liability company**, were the grantors and **G7 Investments, LLC, an Illinois limited liability company** were the grantees;
2. That said Warranty Deed incorrectly stated the grantee's name as **G7 Investments, LLC, an Illinois limited liability company** on the said document when it should have been **G7 Investment, LLC, an Illinois limited liability company;**
3. This affidavit is to confirm the correction of the item listed above;
4. That this affidavit is given to correct the mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

By: _____
Michele Sanford

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Michele Sanford, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 2nd day of January, 2026.

Notary Public
My commission expires: 9/27/26

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This instrument prepared by:
Highland Title, LLC
879 GreenLea Blvd, Suite 102
Gallatin, TN 37066

Certificate of Authenticity

I, **Devon J. Sutherland**, 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 1/2/26.

Date

Affiant Signature

1/5/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of January, 2026.

Notary's Signature

My Commission Expires: 9/27/26

Date

Notary's Seal (if on paper)

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY