RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

This Instrument Prepared by and Return To:
Premier Escrow, LLC
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215
File No. CH2025-1529

Karen Johnson Davidson County
Batch # 1366150 AFFIDAVIT
01/06/2026 11:21:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260106-0000938

SCRIVENER'S AFFIDAVIT

Comes now D. Dylan Potter, Attorney, of Nashville, Tennessee, and states on oath:

1. That I or a member of my staff prepared a Warranty Deed dated December 23, 2025, of record in Instrument No. 20251229-0102344, Register's Office for Davidson County, Tennessee. Said Warranty Deed conveyed property commonly known as 508 Southgate Ave., Nashville, TN 37203 from SOUTHGATE ESTATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, ("Grantor") to MICHAEL T. HILL, ("Grantee").

2. That a scrivener's error was made in the legal description:

   A. That through inadvertence the legal description read as follows:

> Land in Davidson County, Tennessee, being Unit Nos. 3, 5, 6, 7, 8, 9, 10, 11 on the Plan of , a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250513-0037538, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being a portion of the same property conveyed to Southgate Estates, LLC, a Tennessee Limited Liability Company by Warranty Deed from Harvatha Hughes and Sherron D. Hughes of record in Instrument No. 20250623-0048897 Register's Office for Davidson County, Tennessee, dated June 6, 2025, and recorded on June 23, 2025.

   B. That the correct legal description should read as follows:

> Land in Davidson County, Tennessee, being Unit Nos. 3, 5, 6, 7, 8, 9, 10, 11 on the Plan of Residences at Southgate, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250513-0037538, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being a portion of the same property conveyed to Southgate Estates, LLC, a Tennessee Limited Liability Company by Warranty Deed from Harvatha Hughes and Sherron D. Hughes of record in Instrument No. 20250623-0048897 Register's Office for Davidson County, Tennessee, dated June 6, 2025, and recorded on June 23, 2025.

3. That this Affidavit is given to correct any defect in title by reason of the aforesaid defective instrument.

Further, the Affiant sayeth naught.

D. Dylan Potter, Attorney

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 D. Dylan Potter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of January, 2026.

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
August 30, 2028
STATE OF TENNESSEE

Notary Public