RETURN TO AND THIS INSTRUMENT PREPARED BY:
KEVIN D. MONTGOMERY, ATTORNEY
4301 Hillsboro Road, Suite 300
Nashville, TN 37215
PM2025-1635

Karen Johnson Davidson County
Batch# 1369650 AFFIDAVIT
01/14/2026 11:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260114-0003408

SCRIVENER'S AFFIDAVIT

WHEREAS, Crown Emblems, LLC, ("Grantor") conveyed to Arthur Jones, Jr. ("Grantee") by a Warranty Deed dated January 6, 2026, and recorded in Instrument No. 20260108-0001537, Register's Office for Davidson County, Tennessee, the property commonly known as 2539 Park Drive, Nashville, TN 37214.

WHEREAS the property conveyed was described as:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Donelson Park Place, as of record in Book 547, page 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 50 feet on the westerly side of Park Drive and extends back 148.7 feet on the southerly side and 155. 8 feet on the northerly side to a line in the rear measuring 51 feet thereon.

WHEREAS a "scrivener's error" was made in the Notary acknowledgement on page 2 of the said Deed.

NOW THEREFORE, Kevin D. Montgomery, ("Affiant") makes the following statements:

I am an attorney at law, licensed under the laws of the State of Tennessee, and acted as the closing attorney in the above mentioned transaction. I was made aware of the Notary acknowledgement not showing the proper person that appeared before me and this was the result of a "scrivener's error" by the Affiant or a member of his staff and it was my intention in the said Deed to properly notarize Mary B. Sanders's signature as Member of Crown Emblems, LLC, and that the notary clause to be inserted on page 2 of the Warranty Deed is as follows:

(Intentionally left blank)

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 Mary B. Sanders, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Member of Crown Emblems, LLC and that she as such Member of Crown Emblems, LLC executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as Member of Crown Emblems, LLC.

Witness my hand and seal this 6th day of January, 2026.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

NOTARY PUBLIC

This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth naught.

KEVIN D. MONTGOMERY

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 Kevin D. Montgomery, 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 14th day of January, 2026.

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Notary Public

Certificate of Authenticity

I, Christina Higgins, do hereby make an 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 January 14, 2026.

Name: Christina Higgins

Title: **Processor**

Date 1/14/2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me on 1/14/2026.

Notary Public: _____

My Commission Expires: _____

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON