Karen Johnson Davidson County
Batch # 1373612 AFFIDAVIT
01/30/2026 01:19:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260130-0006681

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Kara Wall**, hereinafter referred to as Affiant, on this the 22nd day of January, 2026, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Affiant prepared a Warranty Deed dated January 14, 2026 and recorded January 15, 2026 in **Instrument No. 20260115-003788, in the Register's Office for Davidson County, Tennessee** between **NASHVILLE REAL ESTATE INVESTMENTS, LLC (as Grantor)** and **MISHANJ MERALYA AND HITECH KUMAR PATEL (as Grantee)** in regards to the property described as follows:

   Land in Davidson County, Tennessee, being part of Lots Nos.11 and 12 on the Final Plan of Joywood Heights Section III, not of record, described according to a survey made by W.W. Turner, Engineers, January 15, 1948, being also known as Lot No. 1 on the Plan of a re-subdivision of said Lots Nos. 11 and 12, not of record, described according to a survey made by Stephen A. Draper, Surveyor, March 23, 1956.

   Beginning on a Easterly margin of Jones Avenue, at its intersection with the Northwesterly line of the property conveyed to Harold W. Hitt and wife, or record in Book 2105, Page 14, Register's Office for Davidson County, Tennessee; thence with said line North 56 degrees 30 minutes East 169.8 feet to an iron pin at the corner of Lots Nos. 1 and 2 on said unrecorded re-subdivision; thence with the line between said two lots North 39 degrees West 158 feet to an iron pin on the Southeasterly margin of Jones Avenue, as re-located; thence with the margin of same and around a slight curve, Southwardly 220 feet to the Beginning.

2. That the above-mentioned Warranty Deed was recorded with clerical or typographical errors in the spelling of the party names.

3. That the Grantee **MISHANJ MERALYA AND HITECH KUMAR PATEL,** should have read **NISHANT MERAIYA, A MARRIED MAN AND HITESHKUMAR PATEL, A MARRIED MAN**.

4. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Kara Wall, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **KARA WALL**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of January, 2026.

NOTARY PUBLIC

My Commission Expires: _____

