Prepared by and Return to:

Karen Johnson Davidson County
Batch# 1374561 AFFIDAVIT
02/02/2026 09:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260202-0006811

Beeline Title, LLC
401-307-3201
188 Valley Street, Suite 230
Providence, RI 02909

Affidavit of Scrivener's Error

Davidson County, In Tennessee

STATE OF ~~Tennessee~~ Rhode Island

COUNTY OF ~~Davidson~~ Providence

BE IT KNOWN that on the 27th day of January 2026 before me a Notary Public duly commissioned in and for the State and County aforesaid, personally appeared, Cody Sellers ("Affiant"), individually or as a principal, or employee, of Beeline Title, LLC, 188 Valley Street, Providence, RI 02909 7894 who being by me duly sworn, did depose and state as follows:

1. That the document containing the error is that certain Quit Claim Deed DATED 10/24/2025 RECORDED 12/23/2025 RECORDED AT INSTUMENT NUMBER 20251223-0101820 IN THE Davidson COUNTY REGISTER'S OFFICE OF Tennessee .
2. The real property affected by the said document is municipally known as:

   Property Address: 111 Fern Avenue, Nashville, TN 37202

   Parcel Number: 070-14-0-100
3. That due to scrivener's error or oversight, said document was recorded with the following error: Incorrect percentages referenced on grantee vesting

4. Describe Correction here: The grantee vesting should be **TYTL HOLDINGS, LLC, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, AN UNDIVIDED 24.23% (representing 22.33% equity purchase plus 1.90% representing a transaction fee)** instead of **TYTL HOLDINGS, LLC, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, AN UNDIVIDED 36.09% (representing 33.26% equity purchase plus 2.83% representing a transaction fee)**

5. That the purpose of this Affidavit is to correct the aforementioned error as Specified herein and to have said correction recorded in the said County Recorder's/Register's Office. Davidson

6. That the statements contained in this Affidavit is made of the undersigned's own personal and factual knowledge.

EXECUTED on the 27th day of January, 2026.

By: Cody Sellers

Before me, Marcella Stanard, a Notary Public of the state and county mentioned personal appeared Cody Sellers the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that the executed the foregoing instrument for the purposes therein contained. Witness my hand and seal, this 27th day of January, 2026.

Notary Public

My commission expires: 12/11/2029

MARCELLA STANARD
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-11-2029
ID# 774353
STATE OF RHODE ISLAND

Tennessee Certification of Electronic Document

I, Cody Sellers, 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 1/27/2025 (date of document).

Cody Sellers

Affiant Signature

1/27/26

Date

State of Rhode Island

County of Providence

Sworn to and subscribed before me this 27th day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12/11/2029

NOTARY'S SEAL

