Instrument prepared by:

Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067
Phone 615-790-3156
Fax 615-794-8017
MST File No.: 2025-1990

Karen Johnson Davidson County
Batch# 1376738 AFFIDAVIT
02/05/2026 01:43:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260205-0008437

SCRIVENERS AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared, Yvette Meldrum, who is well known to me (or proved to me on the basis of satisfactory evidence), and said person swore under oath and stated as follows:

1. That Mid-State Title & Escrow, Inc. submitted the following legal document for recording in the public records:

   Warranty Deed of record in Instrument #20260122-0005346, Register's Office of Davidson County, TN. From John J. DeLuca and wife, Susan Hembree DeLuca to Anthony Combs and Karen Combs.

2. That the above-described document contains a scrivener's error in the "Send Tax Bills to:" section of page 1. The scrivener's error is as follows:

   Pinnacle Bank, 21 Platform Way S., Suite 2300, Nashville, TN 37203

3. That the **correction** is in bold type as follows:

   "New Owners at 5106 Franklin Pike, Nashville, TN 37220"

4. That she knows of her own personal knowledge that the correction of this scrivener's error is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

FURTHER AFFIANT SAYS NOT.

Mid-State Title & Escrow, Inc.

By: _____
Yvette Meldrum

Its: Attorney

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, personally appeared Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an officer authorized to execute the foregoing Affidavit on behalf of Mid-State Title & Escrow, Inc., and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 28 day of JAN., 2026

Notary Public (Affix Seal)

JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 1.21.29

True Copy Certification

I, Yvette Meldrum, 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 JAN. 28, 2026.

Affiant Signature

JAN 28, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28 day of JAN 2026.

Notary's Signature

JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 1.21.29