Karen Johnson Davidson County
Batch# 1377377 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
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THIS INSTRUMENT PREPARED BY:
BENNETT & PRESSLEY, P.C.
2055 N. MT. JULIET ROAD, SUITE 202
MT. JULIET, TN 37122
(615) 480-8115 (PHONE)
(615) 288-3595 (FAX)

INSTRUMENT AFFECTED AS FOLLOWS:
INSTRUMENT NO. 20090616-0056005
DAVIDSON COUNTY REGISTER'S OFFICE

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF WILSON)

Comes now Ernest D. Bennett, III ("Affiant") and states under oath as follows:

1. Affiant is an attorney licensed to practice law in Tennessee, B.P.R. #005277, and serves as President of Bennett & Pressley, P. C. ("Law Firm") with an office located at 2055 N. Mt. Juliet Road, Suite 202, Mt. Juliet, TN 37122. Law Firm was formerly owned by Michael J. Philbin, Esq., who was an attorney licensed to practice law in Tennessee and who practiced as a solo practitioner in Law Firm, then known as Michael J. Philbin, P. C. Affiant and S. Nixon Pressley, Esq., also an attorney licensed to practice law in Tennessee, acquired Law Firm after the death of Mr. Philbin in 2015 and have continued to practice law in the Law Firm as a Tennessee professional corporation.
2. Mr. Philbin, acting as a solo practitioner in Law Firm, prepared a Quitclaim Deed from Al Thomas and wife, Patricia P, Thomas, as Grantors, to Mary Allison Thomas, as Grantee, for a parcel of land being Parcel ID #141-6-D-37CO in the official maps and records of the Assessor of Property for Davidson County, Tennessee, same being known as 3075 Harpeth Springs Drive, Nashville, TN 37221. The Quitclaim Deed was executed by Grantors on May 19, 2009 and recorded on June 16, 2009 in Instrument No. 20090616-0056005 in the Register's Office for Davidson County, Tennessee. The Quitclaim Deed inadvertently contained an error in the legal description of the property identifying it as Unit No. 27 on the Plan of Riverbridge Community when in fact it should have identified the property as Unit No. 37 on the Plan of Riverbridge Community. This error was an inadvertent typographical error. Accordingly, the first paragraph of the legal description in the Quitclaim Deed should be revised to correct the inadvertent typographical error, the correct first paragraph of said legal description being as follows:

> LAND in Davidson County, Tennessee, being Unit No. 37 on the Plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for said County to which plan reference is hereby made for a more complete and accurate description.

3. Now, therefore, in order to clarify the public record with respect the referenced Quitclaim Deed, Affiant does hereby affirm, certify, and confirm that this Affidavit is made of Affiant's personal knowledge, that the information contained herein is true and correct and for the purpose of correcting the erroneous Unit Number contained in the original Quitclaim Deed, and that Affiant is qualified to make this

Affidavit as an officer of Law Firm and successor in interest to Mr. Philbin in said capacity. Affiant does further hereby affirm and state that the correction of address of the property contained herein in no way alters the understanding or intentions of the Developer having executed the First Amendment and Second Amendment.

Executed this 4th day of February, 2026.

Ernest D. Bennett, III, Affiant

OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named Ernest D. Bennett, III, the above-named Affiant in the within instrument, who is personally known to me or proved upon satisfactory evidence, and who made oath that he has read the foregoing Affidavit and that the statements contained therein are true and correct based upon his knowledge, information and belief.

SUBSCRIBED AND SWORN TO before me this 4th day of February, 2026.

My Commission Expires:December 5, 2026

Notary Public

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 4th day of February, 2026.

Ernest D. Bennett, III, Affiant — February 4, 2026 Date

State of Tennessee)
County of Wilson)

Sworn to and subscribed before me this 4th day of February, 2026

Commission Expires: December 5, 2026

Notary Public

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON