This Instrument Prepared by and Return To:
Premier Escrow, LLC
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215
File No. JW2026-113

Karen Johnson Davidson County
Batch# 1380640 AFFIDAVIT
02/13/2026 10:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260213-0011615

SCRIVENER'S AFFIDAVIT

Comes now D. Dylan Potter, Attorney, of Nashville, Tennessee, and states on oath:

1. That I or a member of my staff prepared a Quitclaim Deed dated December 6, 2024, of record in Instrument No. 20241209-0095269, Register's Office for Davidson County, Tennessee. Said Quitclaim Deed conveyed property commonly known as 320 Vale Manor, Brentwood, TN 37027 from CREATIVE REI, LLC, a Tennessee Limited Liability Company, ("Grantor") to OBA ENTERPRISES, LLC, a Tennessee Limited Liability Company, ("Grantee").

2. That a scrivener's error was made in the legal description:

A. That through inadvertence the legal description read as follows:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit 4, of Homes at Vale Manor, a Horizontal Property Regime with private elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at Vale Manor, in Instrument No. 20231103-0086222 as amended in Instrument No. 20240812-0060409, Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declarations.
>
> Being part of the same property conveyed to Creative REI, LLC, a Tennessee limited liability company by Warranty Deed from John P. Hyland and wife, Kathleen M. Hyland dated November 1, 2023 and recorded November 3, 2023 in Instrument No. 20231103-0086221, Register's Office of Davidson County, Tennessee.

B. That the correct legal description should read as follows:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit 5, of Homes at Vale Manor, a Horizontal Property Regime with private elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at Vale Manor, in Instrument No. 20231103-0086222 as amended in Instrument No. 20240812-0060409, Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declarations.
>
> Being part of the same property conveyed to Creative REI, LLC, a Tennessee limited liability company by Warranty Deed from John P. Hyland and wife, Kathleen M. Hyland dated November 1, 2023 and recorded November 3, 2023 in Instrument No. 20231103-0086221, Register's Office of Davidson County, Tennessee.

3. That this Affidavit is given to correct any defect in title by reason of the aforesaid defective instrument.

Further, the Affiant sayeth naught.

D. Dylan Potter, Attorney

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 D. Dylan Potter, 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 3rd day of February, 2026.

Notary Public

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

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 2/3/26 (date of document)

Regina Sullo

Affiant Signature

2/10/26

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 10 day of Feb., 20 26

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202602130011615