Karen Johnson Davidson County
Batch# 1381838 AFFIDAVIT
02/17/2026 12:49:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260217-0012422

THIS INSTRUMENT PREPARED BY,
RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206
File No. EY-25-1409

AFFIDAVIT OF SCRIVENER'S ERROR

RECORD IN GRANTOR INDEX AS FOLLOWS:

Warranty Deed in Instrument No. 20220325-0034693
Grantor: W Trinity Land Development GP, a Tennessee general partnership
Grantee: Crossing Holding, LLC, a Tennessee Limited Liability Company

WHEREAS, this affidavit is executed to correct the legal description on the Warranty Deed in Instrument No. 20220325-0034693, in the Register's Office for Davidson County, Tennessee;

BEFORE ME, a notary public, came Brandon Lippman, who being duly sworn, deposes and says on oath that this Affidavit relates to the property designated in the caption hereof as the same that is described in the Instrument No. herein referred to. Deponent makes the following statement under oath as being relevant and material of said property;

I am an Attorney with Magnolia Title & Escrow, Inc and my office prepared a Warranty Deed of record in Instrument No. 20220325-0034693, in the Davidson County Register's Office.

A Scrivener's error was made by my office on the above-referenced Warranty Deed, to wit:

The legal description of record on said Warranty Deed in regard to Tract 4 was inadvertently typed as:

and being Lot Nos. 38 thru 44; part of a closed alley; the South part of Lot Nos. 16 and 20; all of Lot Nos. 21 thru 24 and part of Lot No. 25; part of Lot No. 6 and all of Lot Nos. 7 thru 10; and part of Lot Nos. 11, 12 and 13, all of said lots being located on the Map of Monticello or Map of E.C. Scruggs Subdivision of Lot Nos. 2 and 3 of Subdivision of Clemons Land in Minute Book "E", Page 551, Chancery Court for Davidson County, Tennessee.

The legal description of record on said Warranty Deed in regard to Tract 4 should have read:

Being a 2.78 acre tract North of Winstead Avenue and West of Monticello Street and being Lot Nos. 38 thru 44; part of a closed alley; the South part of Lot Nos. 16 and 20; all of Lot Nos. 21 thru 24 and part of Lot No. 25; part of Lot No. 6 and all of Lot Nos. 7 thru 10; and part of Lot Nos. 11, 12 and 13, all of said lots being located on the Map of Monticello or Map of E.C. Scruggs Subdivision of Lot Nos. 2 and 3 of Subdivision of Clemons Land in Minute Book "E", Page 551, Chancery Court for Davidson County, Tennessee.

This affidavit is made with the understanding that it will be relied upon by purchasers or lenders dealing with the above-reference property owner, by attorney certifying title to said property, and by title insurance companies insuring title to said property.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 3 day of February, 2026.

Brandon Lippman

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 **Brandon Lippman**, 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 at Nashville, Tennessee, this 3rd day of February, 2026.

Notary Public

Commission Expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 2-3-2026

Affiant Signature

17th day of February, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028