Karen Johnson Davidson County
Batch# 1381975 AFFIDAVIT
02/17/2026 03:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260217-0012625

This Instrument Was Prepared By:
Andrea P. Perry, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219

SCRIVENER'S AFFIDAVIT

The undersigned, Andrea P. Perry, being duly sworn, deposes and says that:

1. I prepared the Special Warranty Deed dated August 19, 2025, executed by Tyler Larson, in his capacity as Chief Investment Officer of CF REO LLC, an Arizona limited liability company, to Michael Teel and Philip Clark, wife and husband, with regard to certain real property located at 2012 White Avenue, Nashville, Davidson County, Tennessee 37208, of record in Instrument Number 20250821-0067175, Register's Office for Davidson County, Tennessee (the "Deed").

2. Through an inadvertent drafting error, it was discovered that the legal description for the Property in the Deed is incorrect.

3. The Deed is hereby corrected for the scrivener's error by deleting the legal description of the Property in its entirety and replacing it with the legal description in Exhibit A attached and incorporated herein, as if the same was a part of the Deed when recorded.

4. This Affidavit does not alter the substantive terms of the Deed but merely corrects the erroneous legal description so that the public record accurately reflects the property intended to be conveyed.

Signed, sworn and dated this 17th day of February, 2026.

Andrea P. Perry

Andrea P. Perry

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

Notary Public

My Commission Expires: 10/4/27

ELISE PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

[Legal Description]

Land in Davidson County, Tennessee, being the South 20 feet of Lot No. 3 and the North 20 feet of Lot No. 4, Block 17, on the plan showing the subdivision of that certain block on the Yarbrough Subdivision of Woodland, of record in Book 161, Page 87, Register's Office for Davidson County, Tennessee.

Said Parts of Lots 3 and 4 adjoin and front 40 feet on the East side of White Avenue and extend back between parallel lines 167-1/2 feet to an alley in the rear.

Being the same property conveyed to Gregory S. Pohl and Daniel S. Bray, by deed, of record in Instrument No. 20220525-0060915, said Register's Office. The said Daniel S. Bray having since died on or about October 31, 2022, leaving Gregory S. Pohl as the surviving tenant by the entirety.

Being the same property conveyed to CF REO LLC, an Arizona limited liability company, by deed, of record in Instrument No. 20250411-0027173, said Register's Office.

This is improved property also known as 2012 White Avenue, Nashville, Davidson County, Tennessee 37208.

Tennessee Certification of Electronic Document

I, Andrea Perry, 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 February 17th, 2026 (date of document).

Andrea P. Perry
Affiant Signature

2/17/26
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: 10/4/27

NOTARY'S SEAL

