Karen Johnson Davidson County
Batch# 1382821 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20260219-0013273

Prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214
615-889-8306

# AFFIDAVIT OF SCRIVENER'S ERROR

in

**Warranty Deed**

STATE OF Tennessee
COUNTY OF Davidson

Comes now, Tiffany Kelley, a principal, or employee, of Providence Title, LLC, and avers as follows:

1) That the document containing the error is the Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20251120-0092793.

2) That the Grantor(s) in said document was Boyce Davis, Jr., Trustee of the Boyce Davis Oath Trust, dated September 18, 2023

3) That the Grantee(s) in said document was East Home Renovation LLC.

4) That the date of execution of said document was November 18, 2025.

The real property affected by the said document is municipally known as 2709 ONeal Dr. located in the city/town of Nashville, Davidson County, Tennessee and is more particularly described to wit:

> Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Cumberland Gardens of record in Plat Book 2900, Pages 3 and 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

5) That due to scrivener's error or oversight, said document was recorded with the following error: The consideration affidavit erroneously had the consideration as $150,000.

6) That the above mentioned error is corrected to read as follows, instead:
The correct consideration is $155,000.

7) That this Affidavit is made of the undersigned's own personal and factual knowledge and is intended to correct the above-described error.

EXECUTED on the 18 day of February, 2026.

Tiffany Kelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18 day of **February, 2026**, before me, the undersigned officer, personally appeared **Tiffany Kelley** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

## Certificate of Authenticity

I, Holly A. Mason, 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 18, 2026.

Affiant Signature

2/18/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of February, 2026.

Notary's Signature

(Notary Seal)




My Commission Expires: 9/7/2026