This instrument prepared by:
West End Title & Escrow, LLC
2323 21st Ave., S., Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 1383851 AFFIDAVIT
02/20/2026 03:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260220-0013809

# AFFIDAVIT OF SCRIVENER'S ERROR

Comes now Paul F. Soper, who, having first been duly sworn according to law, deposes and says:

1. I prepared that certain Warranty Deed executed by Paul F. Soper, as attorney-in-fact for Sagar Onta and Bhumika Piya, of record as Instrument No. 20171025-0109605;

2. The legal description is incorrect;

3. The legal description should be: Land in Davidson County, Tennessee, being pars of Lot Nos. 20 and 21 on the Plan of B.W. Hall's Addition to North Nashville of record in Plat Book 17, Page 261, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

   Beginning at the northeast corner of Eleventh Avenue North, formerly Cumberland Street and Jackson Street; thence Northwardly along the East Side of Eleventh Avenue North, 42 feet; thence Eastwardly parallel to Jackson Street, 100 feet; thence Southwardly parallel to Eleventh Avenue North, and with the easterly line of said Lot Nos 20 & 21, 42 feet to Jackson Street; thence Westwardly with the northerly margin of Jackson Street, 100 feet to the beginning.

   Being the same property conveyed to Sagar Onta, married, by Warranty Deed from Julina Jobs, married, of record in Instrument No. 20140303-0017721, Register's Office for Davidson County, Tennessee, dated February 28, 2014 and recorded March 3, 2014.

   Being the same property conveyed by Sagar Onta and Bhumika Piya, husband and wife by QuitClaim Deed from Sagar Onta, married, of record on Instrument No. 20160204-0010969, Register's Office for Davidson County, Tennessee, dated January 26, 2016 and recorded on February 4, 2016.

   Being the same property conveyed to John Lessard, an unmarried man, by Warranty Deed from Sagar Onta and Bhumika Piya, husband and wife, of record in Instrument No. 20171025-0109605, Register's Office for Davidson County, Tennessee, dated October 25, 2017, and recorded on October 25, 2017.

   John Lessard is also know as John Lessard, Jr.

4. I am recording this Affidavit for the purpose of correcting the aforementioned errors.

Further affiants say not.

PAUL F. SOPER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, PAUL F. SOPER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN this 20th day of February, 2026.

NOTARY PUBLIC

My Commission expires: 3/6/29

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**Tennessee Certification of Electronic Document**

I, Paul Soper, 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 2/20/26 (date of document).

Affiant Signature

2/20/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3/6/29

NOTARY'S SEAL

