Prepared by and return to:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com
File No. 25NT01845

Karen Johnson Davidson County
Batch# 1385207 AFFIDAVIT
02/25/2026 12:42:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260225-0014960

AFFIDAVIT OF SCRIVENER'S ERROR

I, Ed Hunsberger, Affiant herein, having personal knowledge of the facts herein stated, make the following statements of fact:

Whereas, Jaxson Deno, unmarried, did execute a Warranty Deed in favor of Michael Scott Gifford, Trustee, Michael Scott Gifford Living Trust on January 22, 2026, as recorded on 1/23/2026 as Instrument number 20260123-0005745, in the Register's Office for Davidson County, Tennessee.

And whereas, the address for the "Send Tax Bills" address was incorrect on the Warranty Deed, and listed as follows:

Michael Scott Gifford, Trustee, Michael Scott Gifford Living Trust
2028 Pleasant Cove
Nashville, TN 37214

Now therefore, it is hereby attested by and through the Scrivener that said address for the "Send Tax Bills" on the Warranty Deed should have appeared as follows:

Michael Scott Gifford, Trustee, Michael Scott Gifford Living Trust
3844 Old Clarksville Pike
Joelton, TN 37080

It is further attested by the Scrivener that all other aspects of the Warranty Deed are correct.

Dated this the 25th Day of February 2026.

Signing on behalf of:
Tennessee Nations Title Agency

Ed Hunsberger

State of Tennessee}
County of Davidson}

On this 19th day of May, 2025, before me, a Notary Public in and for said County, personally appeared Justin Foster, known to be the same person described herein and who executed the within instrument who acknowledged the same to be their free act and deed.

Notary Public

My Commission Expires 12/26/29

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

Tennessee Certification of Electronic Document

I, Justin Foster 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 2/25/26 (date of document).

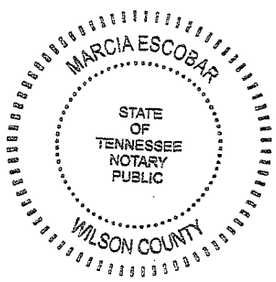
Affiant Signature

2/25/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 of FEB, 26

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027