CORRECTION TO QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Capital Filing Service, Inc.
992 Davidson Drive, Suite B
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 1391217 AFFIDAVIT
03/10/2026 11:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260310-0019003

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE
COUNTY OF KNOX

Adam F. Harrer, being duly sworn, deposes and says as follows:

1. That he is a legal assistant at Capital Filing Service, Inc.;
2. That Capital Filing Service, Inc. recorded the Quitclaim Deed dated March 5, 2025, recorded on March 6, 2026 as instrument number 20260306-0017946 with the Davidson County Register of Deeds Office (the "Instrument");
3. The name of the Grantor, collectively, Real LeClerc and Tara LeClerc;
4. The name of the Grantee is The LeClerc Community Property Trust;
5. That, as a result of a scrivener's error, the document had the incorrect signature date of the grantors;
6. That, as a result of a scrivener's error, the document recorded was not the final document; that final document is attached as Exhibit A and should be considered to replace the document recorded on March 6, 2026.;
7. That this affidavit is made in accordance with TCA 66-24-101(a)(27) to correct the aforementioned error.

Adam F. Harrer

Sworn to and subscribed before me this 9th day of August, 2024

Lucretia Albert (Notary Public)

My Commission Expires: 9-7-26

LUCRETIA ALBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
RÉAL HENRI-PAUL LECLERC and TARA EASTLAND LECLERC, CO-TRUSTEES 311 Sunnyside Drive Nashville, TN 37205	RÉAL HENRI-PAUL LECLERC and TARA EASTLAND LECLERC, CO-TRUSTEES 311 Sunnyside Drive Nashville, TN 37205	116 07 0 010.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, TARA EASTLAND LECLERC and RÉAL HENRI-PAUL LECLERC (the "Grantor"), hereby quitclaim and convey to RÉAL HENRI-PAUL LECLERC and TARA EASTLAND LECLERC, CO-TRUSTEES OF THE LECLERC COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

Being property known as 311 Sunnyside Drive, Nashville, Tennessee.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 5th day of March, 2026

TARA EASTLAND LECLERC

RÉAL HENRI-PAUL LECLERC

STATE OF TENNESSEE
COUNTY OF Tennessee

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid TARA EASTLAND LECLERC and RÉAL HENRI-PAUL LECLERC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 5th day of March, 2026

MARYAM HEAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2028

Notary Public
My Commission Expires: May 8, 2028

STATE OF TENNESSEE
COUNTY OF Tennessee

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 5th day of March, 2026

MARYAM HEAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2028

Notary Public
My Commission Expires: May 8, 2028

EXHIBIT A

Land in Davidson County, Tennessee, being a parcel of land known as 4400 Malone Avenue in the city of Belle Meade, Second Civil District, Thirty-Fourth Councilmanic District, Davidson County, Tennessee, said parcel being located in the northwesterly quadrant of the intersection of Malone Avenue and Sunnyside Drive, being Lots 5 and 6 of Block "A" as described on an unrecorded plan of the Thomas H. Malone, and Ellen F. Malone land, being the same property conveyed to Leon M. Marlow and Marjorie H. Marlowe by Deed of Record in Book 1807, page 103, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the northerly right-of-way line of Malone Avenue, said monument being located S 64 degrees 02 minutes 23 seconds W, 24.85 feet from the westerly right-of-way line of Sunnyside Drive;

THENCE, with said northerly line of Malone Avenue, S 64 degrees, 02 minutes, 23 seconds W, 223.54 feet to a concrete monument;

THENCE, leaving said northerly right-of-way line with the easterly line of property conveyed to J. Kenneth Jacobs and Ellen W. Jacobs by Deed of Record in Book 7033, Page 116, said Register's Office, N 26 degrees, 7 minutes, 27 seconds W, 340.19 feet to a concrete monument;

THENCE, leaving said easterly line with the southerly line of property conveyed to P. Millard Cohen and Peggy L. Cohen by Deed of Record in Book 4868, Page 64, said Register's Office, N 63 degrees 55 minutes 46 seconds E, 249.74 feet to a concrete monument in the westerly right-of-way line of Sunnyside Drive;

THENCE, leaving said southerly line with the westerly right-of-way line of Sunnyside Drive, S 25 degrees 54 minutes 00 seconds E, 315.71 feet to a concrete monument (Said call was erroneously omitted from prior conveyance);

THENCE, continuing with a curve to the right 39.12 feet to a concrete monument and the point of beginning, said curve having a central angle of 89 degrees (erroneously referred to as 39 degrees in prior conveyance) 05 minutes, a radius of 25.00 feet, a tangent of 24.85 feet, and a chord of S 18 degrees 57 minutes, 12 seconds W, 35.25 feet.

Containing 84,656 square feet or 1.94 acres, more or less.

Being the same property conveyed by deed of record as Instrument #20230612-0044626, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Mar 10, 2026 (date of document).

Affiant Signature

03/10/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of March, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

