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

Karen Johnson Davidson County
Batch# 1392327 AFFIDAVIT
03/12/2026 01:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260312-0019764

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 20251103-0087448.

2) That the Grantor(s) in said document was Music City Financial, LLC.

3) That the Grantee(s) in said document was TJRT Allpros LLC.

4) That the date of execution of said document was October 31, 2025.

The real property affected by the said document is municipally known as 1737 23rd Ave. N located in the city/town of Nashville, Davidson County, Tennessee and is more particularly described to wit:

Being Lot No. 365 on the Pan of Plan of J.M., T.J. and G. W. Harding's Subdivision of Lots Nos. 1, 2 and 5 of Harding Beasley Tract, or record in Plat Book 21, Page 80, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 365 front 50 feet on the Westerly side of 23rd Avenue North and runs back between Parallel lines 200 feet, more or less, to a dead line.

5) That due to scrivener's error or oversight, said document was recorded with the following error: The lot numbers on the legal description are incorrect.

6) That the above mentioned error is corrected to read as follows, instead:
The correct legal description is:
Being Lot No. 365 on the Pan of Plan of J.M., T.J. and G. W. Harding's Subdivision of Lots Nos. 1, 2 and 5 of Harding Beasley Tract, or record in Plat Book 21, Page 80, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 365 front 50 feet on the Westerly side of 23rd Avenue North and runs back between Parallel lines 200 feet, more or less, to a dead line.

8) 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 12th day of March, 2026.

Tiffany Kelley

Tiffany Kelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of **March, 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 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: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

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 March 12, 2026.

Affiant Signature

3/12/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of March 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY