Karen Johnson Davidson County
Batch# 1395366 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20260320-0022286

This Instrument was drafted by:
Tract Title, LLC
4101 Charlotte Ave, F186
Nashville, TN 37209

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

This document is intended to serve as the Attorney's Affidavit of Scrivener's Error pursuant to the terms of Tennessee Code Annotated § 66-24-101. The undersigned, Andrew Suzore, an attorney licensed to practice law in the State of Tennessee, having personal knowledge of the facts stated herein, under oath depose and say as follows:

1. **WHEREAS**, Magnolia Title & Escrow, Inc., drafted a Warranty Deed for the transfer of real property more commonly known as 6117 Jocelyn Hollow Road, Nashville, TN 37205, and of record in Instrument Number 20240717-0053968, in the Register's Office of Davidson County, Tennessee, the "Deed";
2. **WHEREAS**, said Deed did not contain the trustees names;
3. **THEREFORE**, in order to correct said error in the Grantee's name said vesting clause should read:

   "Vimal Bhanvadia and Sumeet Bhanvadia, Trustees, or their successors in interest, of the Bhanvadia 2023 Revocable Trust, and any amendments thereto"

Signed under the penalties of perjury this the 19th day of March, 2026.

Magnolia Title & Escrow, Inc.

BY: Andrew Suzore
ITS: Attorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Andrew Suzore with who I am personally acquainted, and who upon oath acknowledged himself to be an Attorney of Magnolia Title & Escrow Inc. and as such, acknowledged that he is authorized to execute the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 19th day of March, 2026.

NOTARY PUBLIC

My Commission Expires

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 03/20/2026

Affiant Signature

03/20/2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 20th day of March, 2026.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

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