THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
File No. 16-7624-SL

Karen Johnson Davidson County
Batch# 1403305 AFFIDAVIT
04/08/2026 10:31:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260408-0028302

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)

The undersigned, Jake Moore, who is over eighteen (18) years of age and states that he is an Authorized Agent for Momentum Title, LLC, makes oath that the following statements are true to the best of his knowledge, information and belief:

That my office prepared the Warranty Deed by and between Robert P. Talbot, a married man (as "Grantor"), and Selwyn Livingston and Andrew Livingston, wife and husband (as "Grantee"), dated November 21, 2025, filed of record on November 24, 2025 as Instrument No. 20251124-0093556 in the Register's Office for Davidson County, Tennessee.

WHEREAS, the property described therein was not a primary residence of the Grantor, yet the Warranty Deed contained no language to that effect; and

WHEREAS, the phrase, "**This property is not a primary residence of the Grantor and as such is not subject to any homestead or other marital interest,**" should have been added after the derivation clause; and

WHEREAS, the purpose of this Affidavit is to permanently amend the Warranty Deed by adding said phrase after the derivation clause, and to make it known that this property was not at any time a primary residence of the Grantor.

NOW THEREFORE, pursuant to T.C.A. 66-24-101(a)(26), I, Jake Moore, do hereby amend the Warranty Deed by adding the aforementioned phrase after the derivation clause and by making it known to all that this property was not at any time a primary residence of the Grantor All other matters contained in said Warranty Deed remain the same.

Further Affiant sayeth naught.

WITNESS MY HAND on this 7 day of ~~March~~ April, 2026.

Momentum Title, LLC

By: _____
Jake Moore, Authorized Agent

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jake More, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be an Authorized Agent of Momentum Title, LLC, the within named bargainor, and that he, as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by personally signing the name of the limited liability company as its Authorized Agent.

Witness my hand and official seal at Franklin, TN, this the _____ day of ~~March~~ April, 2026.

_____
Notary Public
My Commission Expires: 6/20/29

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-20-2029

Tennessee Certification of Electronic Document

I, Emma Howard, 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 4/7/2026 (date of document).

Emma Howard
Affiant Signature

4/7/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 7 day of April, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL