Karen Johnson Davidson County
Batch# 1403407 AFFIDAVIT
04/08/2026 01:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260408-0028434

THIS INSTRUMENT PREPARED BY:
Peter Weiss, Esq.
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201

SCRIVENER'S AFFIDAVIT CORRECTING WARRANTY DEED

Whereas, by Warranty Deed (hereinafter referred to as "Warranty Deed") dated December 12, 2006, of record in Instrument No. 20061213-0153511, in the Register's Office for Davidson County, Tennessee, **EAGLE RIDGE AT THE RESERVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter the **Grantor(s)** conveyed certain property described therein to **HELEN R. COREY, TRUSTEE WITH FULL POWER TO PURCHASE, CONVEY, AND ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY**, hereinafter called the **Grantee(s)**; and

Whereas, the Warranty Deed contained an error in the name of the Grantee on said Warranty Deed; and

Now, therefore, comes Peter Weiss, Attorney, a resident of Davidson County, Tennessee, hereinafter referred to as "Affiant," being duly sworn according to law, states as follows:

That Affiant, an attorney now associated with Ortale Kelley Law Firm, PLLC, but formerly of Weiss & Weiss, Attorneys at Law, did on December 12, 2006, prepare said Warranty Deed by and between the above parties to convey real property in Davidson County, Tennessee; that the Warranty Deed contained an error in the name of the Grantee(s) on said Warranty Deed; and that said Warranty Deed is hereby corrected by striking and substituting the Grantee(s)' Name as follows in the following paragraphs below from page one of said Warranty Deed:

"ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS:
HELEN R. COREY, TRUSTEE OF THE DECLARATION OF TRUST AGREEMENT OF HELEN R. COREY DATED DECEMBER 9, 1993 320 OLD HICKORY BLVD NASHVILLE, TN 37221"	NEW OWNER	128-12-0-A 181.00CO

"FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **EAGLE RIDGE AT THE RESERVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HELEN R. COREY, TRUSTEE, WITH FULL POWER TO**

PURCHASE, CONVEY, AND ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY OF THE DECLARATION OF TRUST AGREEMENT OF HELEN R. COREY DATED DECEMBER 9, 1993, hereinafter called the Grantee(s) its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:"

That Affiant makes this Affidavit solely for the purpose of correcting said typographical errors contained in the Warranty Deed of record in Instrument No. 20061213-0153511, Register's Office for Davidson County, Tennessee, which is a scrivener's error rather than any expression of intent by the parties thereto.

Executed at Nashville, Tennessee, this the 7th day of April, 2026.

AFFIANT:

Peter Weiss, Attorney

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 7th day of April, 2026, personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Peter Weiss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 April 7, 2026 (date of document).

Affiant Signature

April 7, 2026

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

