This Instrument was prepared by:
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Karen Johnson Davidson County
Batch# 1405216 AFFIDAVIT
04/14/2026 02:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260414-0030443

File: Quitclaim Deed
John S. Phipps & Robert E. Phipps
Instrument No: 20260320-0022372

Map&Parcel: 130-1-207.00

SCRIVENER'S AFFIDAVIT

I, Robert J. Notestine III, begin first duly sworn make oath as follows:

I prepared the Quitclaim Deed executed by John S. Phipps, Jr. and Robert E. Phipps as members of 5703 Building LLC, in record Instrument No. 20260320-0022372, Register's Office for Davidson County, Tennessee.

The original recorded Quitclaim Deed contained an error in the legal description where a call and direction were omitted by scrivener's error:
:

> **Beginning at an iron pin located in the west R.O.W. Margin of the L & N Railroad, Said pin is 33.0 feet north of Mile Marker Post No. 7; thence leaving said R.O.W. N 56 degrees 43' 51" W 55.04 feet to an iron pin in the eastern R.O.W. margin of Old Harding Road; thence with said R.O.W. S 66 degrees 08' 51" E 20.16 feet to an iron pin in the western R.O.W. of the L & N Railroad; thence with said tract containing 8,025 square feet.**

NOW for the purpose of correcting said error on the Quitclaim Deed dated, March 20, 2026 I hereby acknowledge and affirm that the correct legal description is:

> **Beginning at an iron pin located in the west R.O.W. margin of the L & N Railroad, said pin is 33.0 feet north of Mile Marker Post No. 7; thence leaving said R.O.W. N 56 degrees 43' 51" W 55.04 feet to an iron pin in the eastern R.O.W. margin of Old Harding Road; thence with said R.O.W. N 33 degrees 07' 42" E 211.71 feet to an iron pin; thence leaving said R.O.W. S 66 degrees 08' 51" E 20.16 feet to an iron pin in the western R.O.W. of the L & N Railroad; thence with said R.O.W. S 23 degrees 51'09" W 217.95 feet to the point of beginning, said tract containing 8,025 square feet.**

IN WITNESS WHEREOF, the said Robert J. Notestine III has set his signature for the purpose herein described on this 14 day of April, 2026.

Robert J. Notestine, III

I, Robert J. Notestine III, make an oath that the above Affidavit is true to the best of my knowledge, information and belief.

Robert J. Notestine, III

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT J. NOTESTINE III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

Witness my hand and official seal in Nashville, Tennessee, this 14th day of April, 2026.

Notary Public

My commission expires: 3/5/2030

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

Certificate of Authenticity

I, Robert J. Notestine, III, 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 14, 2026.

AFFIANT SIGNATURE

4/14/2026
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 14 day of April, 2026.

NOTARY'S SIGNATURE

My Commission Expires: 3/5/2030

Notary's Seal:

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030