PREPARED BY AND RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd.
Franklin, TN 37067

Karen Johnson Davidson County
Batch # 1408170 AFFIDAVIT
04/20/2026 08:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260420-0031901

SCRIVENER'S AFFIDAVIT

Comes now **Amanda S Williams,** who is over eighteen (18) years of age and whose address is 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067, and would state as follows:

On the 27th day of February, 2026, I prepared the below described Warranty Deed.

Recorded in **Instrument No 20260306-0018136, in the Register's Office for Davidson County, Tennessee** is a Warranty Deed purporting to convey certain real property that was executed by **Stewart QOZB, LLC, a limited liability company** as Grantor(s) to **Grupo Monarca LLC dba Vanguard Strategic Development,** as Grantee with an Actual Consideration or Value, whichever is greater, for this transfer is $1,650,000.00.

The Deed shown hereinabove contains a scrivener's error. The error was unintentional. The proper consideration which should appear in the instrument should be $1,640,000.00

This Affidavit is made of my personal knowledge to correct the error above described.

EXECUTED this 14th day of April, 2026.

Amanda S ~~Williams~~

OATH AND ACKNOWLEDGMENT

On this the 14th day of April, 2026, before me, a Notary Public, duly commissioned and qualified, personally appeared **Amanda S Williams**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who executed the foregoing **Scrivener's Affidavit** and who acknowledged that she executed the same as her free act and deed. She also made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of correcting the scrivener's error herein described.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

Notary Public

My Commission expires: _____