Karen Johnson Davidson County
Batch# 1421212 AFFIDAVIT
05/15/2026 04:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260515-0044027

Prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214
615-889-8306
File: 20220609

AFFIDAVIT OF SCRIVENER'S ERROR

in

Warranty Deed

STATE OF Tennessee
COUNTY OF Davidson

Comes now, Holly Mason, a principal, or employee, of Providence Title, LLC, and avers as follows:

1) That the document containing the error is in the Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument No. 20260427-0036439.

2) That the Grantor(s) in said document(s) was The Estate of Mortie Q. Dickens.

3) That the Grantee(s) in said document(s) was New Level Community Development, a Tennessee corporation and Be A Helping Hand Foundation, a Tennessee corporation .

4) That the date of execution of said document(s) was April 24, 2026.

The real property affected by the said document is municipally known as 4046 Murfreesboro Pike, Antioch, Tennessee located in Davidson County, Tennessee and is more particularly described to wit:

> Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by Hal R. Swann, Jr., Registered Land Surveyor, Tennessee No. 605-309, dated April 26, 1984, as follows:
>
> Beginning at a point in the northeasterly margin of Murfreesboro Pike located (1) south 44° 45' east 1,650 feet, more or less, along said margin from the intersection thereof with the easterly margin of Old Hickory Boulevard and (2) south 44° 45' east 213.0 feet along said margin from an iron pipe at the most westerly corner of the property conveyed to William T.Oden and wife, Louise S. Oden, by deed from Felix H. Oden and wife, Margaret E. Oden, recorded in Book 3247 at page 449 in the Register's Office for said County; thence leaving said margin, north 35° 45' east 350.5 feet, north 27 ° 28' east 318.3 feet, north 5° east 177.0 feet and south 83° 22' east 297.31 feet to the center of an unimproved roadway; thence with the center of said roadway south 5° 00' west 177.0 feet; thence leaving said roadway north 83° 22' west 62.5 feet, south 27° 38' west 472.1 feet and south 35° 45' west 350.5 feet to the northeasterly margin of Murfreesboro Pike; thence with said northeasterly margin north 44° 45' west 230.0 feet to the point of beginning, containing 5.02 acres, more or less.

5) That due to scrivener's error or oversight document(s) were recorded with the following error in the derivation: Incomplete derivation regarding the estate; the complete derivation should

read, Being the same property conveyed to Mortie Q. Dickens, by virtue of that certain Quit Claim Deed dated July 28, 1986, and being of record at Book 6943, Page 855 in the Register's Office of Davidson County, Tennessee. Mortie Q. Dickens died testate on November 15, 2022, with his Last Will and Testament duly admitted to probate in the Circuit Court for Davidson County, Tennessee as case no. 23P961. Per the aforementioned Last Will and Testament, Laura Dickens was named Personal Representative of The Estate of Mortie Q Dickens

(6)That this Affidavit is made of the undersigned's own personal and factual knowledge and is intended to correct the above-described error.

EXECUTED on the 14 day of May, 2026.

Holly Mason

STATE OF Tennessee
COUNTY OF Davidson

On this the 14 day of **May, 2026**, before me, the undersigned officer, personally appeared **Holly Mason** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 9.5.2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 May 15, 2026.

Affiant Signature

5/15/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of May, 2026.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026