Karen Johnson Davidson County
Batch# 1427410 AFFIDAVIT
06/02/2026 04:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260602-0049787

This instrument prepared by:
Mudter, Patterson & Cox, PLLC
3811 Bedford Avenue, Ste. 205
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT

Re: Correction of Warranty Deed from Jo Ann Conk, a/k/a Jo Ann C. Conk, unmarried, to Katherine Sara Kendrick, a single person, recorded as Instrument No. 20260316-0020534, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

#39113

The undersigned, Gerald G. Patterson, an attorney with Mudter, Patterson, and Cox, PLLC ("MPC"), makes oath that the following statements are true to the best of his knowledge, information, and belief:

That MPC prepared a warranty deed (the "Warranty Deed") dated March 11, 2026, in which Jo Ann Conk, a/k/a Jo Ann C. Conk, unmarried, conveyed title to certain real property located at 105 Longwood Place, Nashville, Tennessee, 37215 (the "Property"), to Katherine Sarah Kendrick, a single person, said deed having been recorded on March 16, 2026, as Instrument No. 20260316-0020534, Register's Office for Davidson County, Tennessee; and

That, by inadvertence, an incorrect legal description of the Property with accompanying title exceptions was attached as Exhibit "A" to the Warranty Deed at the time of its recording; and

That this affidavit is being made to correct the aforesaid legal description and accompanying title exceptions attached as Exhibit "A" to the Warranty Deed by substituting the legal description of the Property and the accompanying title exceptions as set forth on Exhibit "A" attached hereto in place of the legal description and accompanying title exceptions as set forth on the Exhibit "A" that was originally attached to the Warranty Deed.

FURTHER AFFIANT SAYETH NOT.

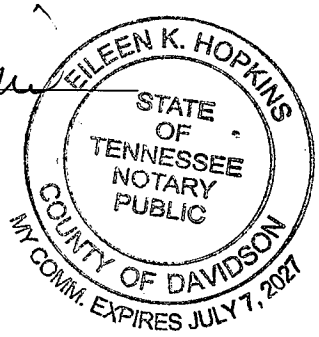
GERALD G. PATTERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 2nd day of June, 2026.

Notary Public

My commission expires _____



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 Gerald G. Patterson, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 2nd day of June, 2026.

Notary Public

My commission expires 7-7-2027



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Longwood, as of record in Plat Book 5200, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jo Ann Conk, an unmarried person, by deed dated October 7, 2019 from Joseph Brendan Frazier and Shannon W. Frazier, husband and wife, of record in Instrument No. 20191009-0103673, Register's Office for Davidson County, Tennessee. The said Jo Ann Conk having appointed Edward W. Conk, II as her attorney-in-fact by instrument of record as Instrument No. 20260310-0018789, Register's Office for Davidson County, Tennessee

This conveyance is made subject to:

1. 2026 City/County Taxes, a lien, but not yet due and payable. which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Longwood of record in Book 5344, page 353, amended in Book 5980, page 667 and Book 5980, page 681, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5287, page 712, Register's Office for Davidson County, Tennessee.
4. Amended By-Laws of Longwood Cooperative Corporation, of record in Instrument No. 20120621-0054661, Instrument No. 20130716-0073196, Instrument No. 20140218-0013710, and Instrument No. 20181128-0115840, Register's Office for Davidson County, Tennessee.
5. Dedication of common area to Longwood Cooperative Corporation of record in Book 5717, page 64, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5200, page 86, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter 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 June 2, 2026 (date of document).

Affiant Signature

6/2/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of June, 2026

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027