Karen Johnson Davidson County
Batch # 1441871 AFFIDAVIT
07/02/2026 02:13:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260702-0059993

This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Margaret R Means, hereinafter referred to as Affiant, on this the 1st day of July, 2026, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information, and belief:

WHEREAS, Affiant prepared a Special Warranty Deed from Emeral Investments, LLC, a Tennessee limited liability company and Cream City Developments, LLC, a Tennessee limited liability company to 626 40th, LLC, a Tennessee limited liability company, recorded August 23, 2023 in **Instrument No. 20230823-0066048** in the Register's Office for Davidson County, Tennessee conveying certain land in Davidson County, Tennessee, being more particularly described therein;

WHEREAS, the above-mentioned Special Warranty Deed was recorded with clerical or typographical error in the spelling of the name of one of Grantors as **Emeral** Investments, LLC, a Tennessee limited liability company;

WHEREAS, the correct spelling of the name of that Grantor is **Emerald** Investments, LLC, a Tennessee limited liability company;

WHEREAS, John Gleaves is the Authorized Agent for **Emerald** Investments, LLC, a Tennessee limited liability company;

NOW THEREFORE, in order to correct the error as stated above in the said Special Warranty Deed as it resulted from a scrivener's error and not the intentional acts of the parties, Affiant and Authorized Agent represent, acknowledge and affirm the name of the Grantor in the above referenced Special Warranty Deed shall read **Emerald** Investments, LLC, a Tennessee limited liability company.

FURTHER, the Affiant sayeth not.

SIGNATURE PAGE TO FOLLOW

Margaret R Means

Sworn to and Subscribed to before me this 1 day of July, 2026.

Notary Public

My Commission Expires: _____

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, **Margaret R Means**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that she statements contained in the foregoing affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal this the 1 day of July, 2026.

Notary Public

My Commission Expires: _____

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

Emerald Investments, LLC

John Gleaves, Authorized Agent

Sworn to and Subscribed to before me this 1 day of July, 2026.

Notary Public

My Commission Expires: 11/4/28

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **John Gleaves,** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Authorized Agent of **Emerald Investments, LLC,** the within named bargainor, a limited liability company, and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal this the 1 day of July, 2026.

Notary Public

My Commission Expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028