Karen Johnson Davidson County
Batch# 1447790 AFFIDAVIT
07/16/2026 08:45:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20260716-0064198

THIS INSTRUMENT WAS PREPARED BY:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number:6-9452-TM

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(a)(27)

GRANTORS: Kory Welch and Melinda Welch, husband and wife
GRANTEE: SV and MS, LLC, a Texas Limited Liability Company

PROPERTY DESCRIPTION: A certain condominium located in Davidson County, Tennessee, being Unit No. 423 of BRISTOL WEST END, a Condominium Development Established Pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed Establishing BRISTOL WEST END, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the by-laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said unit being depicted on Exhibit "C" to said Master Deed: together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187, Instrument No. 20170316- 0025728, Instrument No. 20170816-0083852, Instrument No. 20171208-0125448, Instrument No. 20180213-0014078, Instrument No. 20181214-0121640, Instrument No. 20190318-0024128, Instrument No. 20190624-0060657, Instrument No. 20210304-0028708, Instrument No. 20240508-0033866, Instrument No. 20240521-0037809, Instrument No. 20250304-0016028 and Instrument No. 20251028-0085478, said Register's Office.

Being the same property conveyed to Kory Welch and Melinda Welch, husband and wife, by Warranty Deed from William J. Bonney, Unmarried, of record in Instrument No. 20231013-0080208, in the Register's Office of Davidson County, Tennessee, dated October 10, 2023 and recorded on October 13, 2023.

ADDRESS: 3000 Vanderbilt Place, #423, Nashville, TN 37212

Comes now, Tori Martin, being duly sworn according to law, does hereby make oath that the following statements are true and correct to the best of my information, knowledge, and belief:

1. Momentum Title, LLC, as settlement agent, facilitated the execution of that certain Warranty Deed concerning the above-described property by and between Kory Welch and Melinda Welch, husband and wife ("Grantors"), and SV and MS, LLC, a Texas Limited Liability Company ("Grantee"). That said Warranty Deed was duly executed and recorded on July 13, 2026, as Instrument No. 202607130062953, in the Register of Deeds Office for Davidson County, Tennessee.

2. It has come to my attention that the referenced Warranty Deed was recorded without the Grantors' execution and acknowledgment page. Specifically, the execution and acknowledgment page was inadvertently omitted from the recording made on July 13, 2026, which is the date on which the Grantors executed the Warranty Deed.

3. The purpose of this Affidavit is to permanently correct the foregoing error in the recorded Warranty Deed. The correct execution and acknowledgment page, reflecting the Grantors' signatures, should have been included in the original recording. A true and correct copy of the signed execution and acknowledgment page is attached hereto and incorporated by reference into this Affidavit of Scrivener's Error executed pursuant to T.C.A. 66-24-1010(a)(27).

4. Except as expressly corrected herein, all other terms and provisions contained in the referenced Warranty Deed remain unchanged and in full force and effect.

Further Affiant Saith Not.

Tori Martin

Sworn to and subscribed before me this 14th day of July, 2026

Notary Public

My Commission Expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov 17 2029

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, **Tori Martin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

Witness my hand and official seal this the 14th, day of July, 2026

Notary Public

My Commission Expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov 17 2029

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9452-TM

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of July, 2026.

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Notary Public
My Commission Expires: 7/23/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
SV and MS, LLC 7829 Lovain Drive Corpus Christi, TX 78414	New Owner	104 02 4B 423.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Kory Welch and Melinda Welch, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **SV and MS, LLC, a Texas Limited Liability Company** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 423 of BRISTOL WEST END, a Condominium Development Established Pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed Establishing BRISTOL WEST END, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the by-laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said unit being depicted on Exhibit "C" to said Master Deed: together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187, Instrument No. 20170316-0025728, Instrument No. 20170816-0083852, Instrument No. 20171208-0125448, Instrument No. 20180213-0014078, Instrument No. 20181214-0121640, Instrument No. 20190318-0024128, Instrument No. 20190624-0060657, Instrument No. 20210304-0028708, Instrument No. 20240508-0033866, Instrument No. 20240521-0037809, Instrument No. 20250304-0016028 and Instrument No. 20251028-0085478, said Register's Office.

Being the same property conveyed to Kory Welch and Melinda Welch, husband and wife, by Warranty Deed from William J. Bonney, Unmarried, of record in Instrument No. 20231013-0080208, in the Register's Office of Davidson County, Tennessee, dated October 10, 2023 and recorded on October 13, 2023.

This is improved property located at: **3000 Vanderbilt Place, #423, Nashville, TN 37212**

202607160064198

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10 day of July, 2026.

GRANTOR:

Melinda Welch

Kory Welch

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melinda Welch and Kory Welch, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this _____ day of July, 2026.

See Attached

_____
Notary Public
My Commission expires: _____

202607160064198

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On July 10, 2026 before me, Monica Martin, Notary Public
(insert name and title of the officer)

personally appeared Kory Welch and Melinda Welch **********,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MONICA MARTIN
COMM. #2508692
Notary Public - California
Los Angeles County
My Comm. Expires Jan. 31, 2029

NRO1 NRO1

Signature Monica Mart (Seal)

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **July 14, 2026**.

Affiant Signature

07/14/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 14, 2026**.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

