Prepared by:
Martin, Heller, Potempa & Sheppard
2122 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1449095 AFFIDAVIT
07/20/2026 10:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260720-0065220

SCRIVENER'S AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS:

1. That I, **DAVID HELLER**, of the law office of Martin Heller Potempa & Sheppard, PLLC, had cause to record the Administrator's Deed recorded on February 2, 2015, via Instrument Number 20150203-0009944.

2. That the above referenced Administrator's Deed reflected an error in the property description. This was a scrivener's error and was made unintentionally.

3. The legal description should be replaced with the legal description contained on **Exhibit A** attached hereto.

4. That this Affidavit is given to correct and explain the error described above, and to assist the present owner, as well as all future owners, lenders, title examiners, and insurers.

EXECUTED on this, the 17 day of July 2026.

DAVID HELLER

JURAT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me, this 17 day of July 2026, by David Heller.

NOTARY PUBLIC

My Commission Expires: May 6, 2029

KATIE AESCHLIMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Prepared by:
Martin, Heller, Potempa & Sheppard
2122 21st Avenue South
Nashville, TN 37212

NOTARY ACKNOWLEDGEMENT

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 David Heller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed this Scrivener's Affidavit for the purposes therein contained.

Witness my hand and official seal at office this 17 day of July 2026.

Katie Aeschliman
NOTARY PUBLIC

My Commission Expires: May 6, 2029

KATIE AESCHLIMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being the easterly 40 feet on the Westerly one-half of Lot No. 262 on the Plan of McGavock;Wetmore and Others Addition, called the Addition to the town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Fred Westbrook Sr. and wife, Virginia Westbrook by Warranty Deed from Fred Westbrook Jr., dated 02/16/1989 and filed of record in Book 7775, page 85, Register's Office for said County. See also Deed dated 05/22/1997 and filed of record in Book 10489, page 119, Register's Office for said County. The said Fred E. Westbrook died intestate a citizen and resident of Davidson County, Tennessee on or about 04/25/2012. Pursuant to Affidavit of Heirship of record in Inst. No. 20240801-0058332 and corrected in Inst. No. 20250917-0074213, said Register's Office, the said Fred E. Westbrook is survived by Lauren Westbrook, Dawann Westbrook and Aisha Westbrook, his sole heirs at law.

AND BEING the same property conveyed to Lauren Westbrook, Dawann Westbrook, Aisha Westbrook, Meredith Freeman, Mark McClendon and Angela Johnson by Administrator's Deed from Angela Johnson, Administrator for the Estate of Virginia Westbrook, dated 11/19/2014 and filed of record in Inst. No. 20150203-0009944, Register's Office for Davidson County, Tennessee.

Meredith McClendon Freeman conveyed her interest in said property equally to Aisha Westbrook, unmarried and Dawann Westbrook, married, as tenants in common by Quitclaim Deed dated 10/09/2020 and filed of record in Inst. No. 20210128-0012944, Register's Office for said County.

Angela McClendon Johnson conveyed her interest in said property equally to Aisha Westbrook, unmarried and Dawann Westbrook, married, as tenants in common by Quitclaim Deed dated 08/12/2020 and filed of record in Inst. No. 20210128-0012945, Register's Office for said County.

Mark McClendon conveyed his interest in said property equally to Aisha Westbrook, unmarried and Dawann Westbrook, married, as tenants in common by Quitclaim Deed dated 11/27/2020 and filed of record in Inst. No. 20210128-0012946, Register's Office for said County.

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CERTIFICATE OF AUTHENTICITY

I, **DAVID HELLER**, do hereby make oath that I am a licensed attorney and 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 the law.

This the 17 day of July 2026.

DAVID HELLER

Sworn to and subscribed before me, this 17 day of July 2026.

NOTARY PUBLIC

My Commission Expires: May 6, 2029

KATIE AESCHLIMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY