Karen Johnson Davidson County
Batch# 1452317 AFFIDAVIT
07/29/2026 08:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260729-0069380

State of Tennessee
County of Davidson

Scrivener's Affidavit

(*Reference to Warranty Deed of record in Instrument No. 20260427-0036615, Davidson County, Tennessee ROD)*

Comes now Security Title & Escrow Company, LLC, located at 1500 Hatcher Ln., Columbia, TN 38401, by and through its authorized agent, and states on oath:

1. That Security Title & Escrow Company, LLC, electronically recorded a Warranty Deed dated April 23, 2026, wherein 2126 Byrum Ave, LLC, a Tennessee limited liability company, "GRANTOR", conveyed certain property to Esther Rose Koop, "GRANTEE", of record in Instrument No. 20260427-0036615, Davidson County, Tennessee ROD.
2. That the instrument contains an error in that the Exhibit "A" was inadvertently not attached and recorded with said Warranty Deed.
3. That the error referenced above was a scrivener's error;
4. To correct said error, the attached Exhibit "A" is to be made a part of said Warranty Deed whereas "GRANTOR" has conveyed, bargained and sold, to "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee in the attached Exhibit "A".
5. That this affidavit is given to correct and explain the error and to assist the present owners, as well as future owners, lenders, title examiners and insurers.

Security Title & Escrow Company, LLC

By: _____
Kim Swanner, owner

Subscribed and sworn to before me the undersigned on this 28 day of July, 2026.

MELISSIA DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 01-23-2030

_____
Notary Public

My commission expires: 1/23/2030

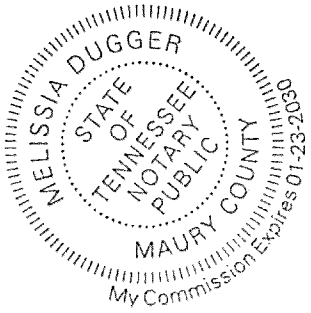
State of Tennessee
County of Maury

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Kim Swanner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Owner of Security Title & Escrow Company, LLC, and that as such Owner she is authorized by Security Title & Escrow Company, LLC, to execute this instrument on its behalf.

Witness my hand and official seal this 29 day of July, 2026.

Notary Public

My commission expires: 1/23/2030



This instrument prepared by:
Security Title & Escrow Company, LLC
1500 Hatcher Ln.
Columbia, TN 38401

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. A-124 on the Plan of 83 Freight, A Condominium Development of record in Exhibit "D" in the Declaration of Covenants, Conditions and Restrictions of 83 Freight, A Condominium Development at Instrument No. 20250415-0028875, and Instrument of Correction of record in Instrument No. 20250609-0045235, and First Amendment of record in Instrument No. 20250820-0066756, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 83 Freight, a Tennessee general partnership by Warranty Deed from 83 Freight, a Tennessee limited liability company of record in Instrument No. 20200602-0056437 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 2, 2020.

Also being a portion of the same property conveyed to 2126 Byrum Ave LLC, a Tennessee limited liability company, by Special Warranty Deed from 83 Freight, a Tennessee general partnership, of record in Instrument No. 20250609-0045236 Register's Office for Davidson County, Tennessee, dated June 5, 2025 and recorded on June 9, 2025.

Also being a portion of the same property conveyed to 2126 Byrum Ave LLC, a Tennessee limited liability company, by Quitclaim Deed from 83 Freight, a Tennessee general partnership, of record in Instrument No. 20250609-0045237 Register's Office for Davidson County, Tennessee, dated June 6, 2025 and recorded on June 9, 2025.

I, Kim Swanner, 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 7/28/26.

[signature]

Affiant Signature

7/28/26

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 29th day of July, 2026.

[signature]

Notary Signature

Commission Expires: 1/23/2030

