THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson
Batch # 1455437
08/04/2026 08:33:28 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
2 pgs
20260804-0071426

AFFIDAVIT OF SCRIVENER'S ERROR

Recorder Please Note: Please kindly update the real estate records to reflect this correction, so that the original **Quitclaim Deed**, now of record at **Instrument No. 20260707-0060865, Davidson County Register of Deeds**, and this Affidavit of Scrivener's Error will be cross-referenced one to the other. This is a correction to **the legal description and derivation of the subject property**.

Comes now **W. Aaron Fortner, Attorney at Law**, the Affiant, who is over 18 years of age, and he would state as follows, to wit:

1. The Affiant prepared the **Quitclaim Deed, now of record at Instrument No. 20260707-0060865, Davidson County Register of Deeds,** by and between **E & J Holdings, LLC, a Tennessee limited liability company** as **Grantor**, and **G & G Developments, LLC, a Tennessee limited liability company**, as **Grantee**; and

2. It has come to the attention of the Affiant that an inadvertent scrivener's error was made regarding **the legal description and derivation of the subject property;** and

3. The Affiant now makes this Affidavit of Scrivener's Error with the intent and purpose of correcting said error so that it shall now be stated for the records that **the legal description and derivation for the subject property is corrected to read as follows**, to wit:

Real property lying in Davidson County, Tennessee, being **Unit B**, as set out and shown in the Declaration of Covenants, Conditions, and Restrictions for **Knob Road Cottages, a Horizontal Property Regime with Private Elements**, of record at Instrument No. 20200121-0007392, Davidson County Register of Deeds, to which plan reference is hereby made for a more full and complete description of the property and its appurtenances.

Being part of the same property conveyed to **E & J Holdings, LLC, a Tennessee limited liability company**, by Quitclaim Deed from Patrick J. Griffith, an unmarried man, of record in Instrument No. 20260327-0024352, Davidson County Register of Deeds.

I hereby affirm that the statements made in this Affidavit are true and correct to the best of my knowledge.

Further the Affiant saith naught.

EXECUTED this the 30th **day of** July, **2026:**

W. Aaron Fortner

COUNTY OF Williamson)
)
STATE OF TENNESSEE)

Sworn and subscribed before me, by **W. Aaron Fortner**, this 30th day of July, **2026:**

NOTARY PUBLIC

My Commission Expires: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires May 29, 2030

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **W. Aaron Fortner** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of July, **2026**:

Notary Public

My Commission Expires: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires May 29, 2030