Karen Johnson Davidson County
Batch# 1459052 AFFIDAVIT
08/12/2026 12:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260812-0074760

PREPARED BY AND AFTER RECORDING RETURN TO:
CLARKSVILLE LAND SURVEYING SERVICES LLC
1010 HOT SHOT DRIVE
CLARKSVILLE, TN 37042
931-278-7595

SCRIVENER'S AFFIDAVIT OF CORRECTION

TO CORRECT QUITCLAIM DEED IN REGISTER'S OFFICE OF DAVIDSON COUNTY, TN, INSTR. NO. 20260427-0036396

WITNESSED, THAT

WHEREAS, CLARKSVILLE LAND SURVEYING SERVICES LLC, PREPARED THE DESCRIPTIONS FOR INSTR. NO. 20260427-0036396 NOW RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND

WHEREAS, CLARKSVILLE LAND SURVEYING SERVICES LLC, DESIRES TO CORRECT AN ERROR RELATING TO THE 25' ACCESS EASEMENT FOR THE BENEFIT OF TRACT 2, WHICH READS:

BEGINNING AT A POINT IN THE CENTERLINE OF BERNARD ROAD, SAID POINT BEING LOCATED N 83°20'10" W A DISTANCE OF 2250.81 FEET FROM THE CENTERLINE INTERSECTION OF BERNARD ROAD AND KNIPFER ROAD, ALSO BEING THE SOUTHEAST CORNER OF THE PARENT TRACT; THENCE WITH SAID CENTERLINE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 16.82 FEET, WITH A RADIUS OF 88.73 FEET, WITH A CHORD BEARING OF N 74°33'03" W , WITH A CHORD LENGTH OF 16.79',; THENCE N 00°07'40" W A DISTANCE OF 182.33 FEET TO THE TRUE POINT OF BEGINNING OF THE EASEMENT; THENCE LEAVING SAID CENTERLINE WITH THE CENTERLINE OF THIS 25 FOOT ACCESS EASEMENT, AS FOLLOWS: N 08°57'43" E A DISTANCE OF 144.05 FEET; THENCE N 08°23'05" E A DISTANCE OF 31.80 FEET; THENCE N 04°59'48" E A DISTANCE OF 125.79 FEET; THENCE N 14°52'39" E A DISTANCE OF 58.98 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.07 FEET, WITH A RADIUS OF 30.00 FEET, WITH A CHORD BEARING OF N 28°09'42" W , WITH A CHORD LENGTH OF 40.95 FEET; THENCE N 71°12'03" W A DISTANCE OF 22.77 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 125.13 FEET, WITH A RADIUS OF 100.00 FEET, WITH A CHORD BEARING OF N 35°21'08" W , WITH A CHORD LENGTH OF 117.13; THENCE N 00°29'46" E A DISTANCE OF 86.84 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 43.01 FEET, WITH A RADIUS OF 50.00 FEET, WITH A CHORD BEARING OF N 24°08'47" W , WITH A CHORD LENGTH OF 41.70 FEET; THENCE N 48°47'21" W A DISTANCE OF 106.19 FEET; THENCE N 52°26'20" W A DISTANCE OF 145.99 FEET; THENCE N 59°08'26" W A DISTANCE OF 149.63 FEET TO A POINT IN THE WEST LINE OF ABOVE TRACT, SAID POINT AS BEING THE END OF SAID EASEMENT AND BEING LOCATED S 15°33'18" E A DISTANCE OF 23.87 FEET FROM A 1/2" IRON PIN SET.

WHEREAS, CLARKSVILLE LAND SURVEYING SERVICES LLC, DESIRES TO CORRECT AN ERROR RELATING TO THE 25' ACCESS EASEMENT FOR THE BENEFIT OF TRACT 2, TO READ:

COMMENCING AT A POINT IN THE NORTH RIGHT OF WAY LINE OF BERNARD ROAD, SAID POINT BEING LOCATED N 83°20'10" W A DISTANCE OF 2250.81 FEET FROM THE CENTERLINE INTERSECTION OF BERNARD ROAD AND KNIPFER ROAD, ALSO BEING THE SOUTHEAST CORNER OF THE PARENT TRACT; THENCE WITH SAID NORTH RIGHT OF WAY LINE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 16.82 FEET, WITH A RADIUS OF 88.73 FEET, WITH A CHORD BEARING OF N 74°33'03" W , WITH A CHORD LENGTH OF 16.79 FEET TO THE TRUE POINT OF BEGINNING OF THE EASEMENT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE WITH THE CENTERLINE OF THIS 25 FOOT ACCESS EASEMENT, AS FOLLOWS: N 00°07'40" W A DISTANCE OF 182.33 FEET; THENCE LEAVING SAID CENTERLINE WITH THE CENTERLINE OF THIS 25 FOOT ACCESS EASEMENT, AS FOLLOWS: N 08°57'43" E A DISTANCE OF 144.05 FEET; THENCE N 08°23'05" E A DISTANCE OF 31.80 FEET; THENCE N 04°59'48" E A DISTANCE OF 125.79 FEET; THENCE N 14°52'39" E A DISTANCE OF 58.98 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.07 FEET, WITH A RADIUS OF 30.00 FEET, WITH A CHORD BEARING OF N 28°09'42" W , WITH A CHORD LENGTH OF 40.95 FEET; THENCE N 71°12'03" W A DISTANCE OF 22.77 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 125.13 FEET, WITH A RADIUS OF 100.00 FEET, WITH A CHORD BEARING OF N 35°21'08" W , WITH A CHORD LENGTH OF 117.13; THENCE N 00°29'46" E A DISTANCE OF 86.84 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC

LENGTH OF 43.01 FEET, WITH A RADIUS OF 50.00 FEET, WITH A CHORD BEARING OF N 24°08'47" W , WITH A CHORD LENGTH OF 41.70 FEET; THENCE N 48°47'21" W A DISTANCE OF 106.19 FEET; THENCE N 52°26'20" W A DISTANCE OF 145.99 FEET; THENCE N 59°08'26" W A DISTANCE OF 149.63 FEET TO A POINT IN THE WEST LINE OF ABOVE TRACT, SAID POINT AS BEING THE END OF SAID EASEMENT AND BEING LOCATED S 15°33'18" E A DISTANCE OF 23.87 FEET FROM A 1/2" IRON PIN SET.

NOW THEREFORE, THE UNDERSIGNED PARTY, KENNETH A. BAU, REGISTERED LAND SURVEYOR, CERTIFICATE NUMBER 2019 EXECUTES THIS INSTRUMENT TO CORRECT THE DESCRIPTION FROM THE RECORDATION.

ALL OTHER TITLES, DIMENSIONS, NUMBERS, CERTIFICATES, AND SURVEY DATA SHOWN IN INSTR. NO. 20260427-0036396 ARE TO REMAIN UNCHANGED.

KENNETH A. BAU,
REGISTERED LAND SURVEYOR,
CERTIFICATE NUMBER 2019

KENNETH A. BAU
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2019

Sworn to and subscribed before me this the 11 day of August, 2026.

Notary Public
My Commission Expires: 2-17-27

BRIAN GRASTY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kennth A. Bau, the within named Affiant, 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 and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of August, 2026.

Notary Public

My Commission Expires: 2-17-27

BRIAN GRASTY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Andrew Suzave, 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 August 11, 2026.

Date

Affiant Signature

August 11, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of August, 2026.

Notary's Signature

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

My Commission Expires: _____

Date

Notary's Seal (if on paper)