Karen Johnson Davidson County
Batch# 1459997 AFFIDAVIT
08/17/2026 01:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260817-0076475

THIS INSTRUMENT PREPARED BY:
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Attn: Chris Sloan
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

SCRIVENER'S AFFIDAVIT

Before me, the undersigned authority, this day personally appeared Chris Sloan, who, after being by me first duly sworn, does depose and say on oath as follows:

1. Affiant, Chris Sloan, is a practicing attorney with the firm of Baker, Donelson, Bearman, Caldwell & Berkowitz, PC.

2. I prepared the Quitclaim Deed, by and between **HUY NHAT TRAN** ("Grantor") and **H. TRAN INVESTMENTS, LLC, a Tennessee limited liability company** ("Grantee"), recorded on November 3, 2023, and recorded as Instrument No. 202311030086377, Register's Office for Davidson County, Tennessee. ("Deed").

3. In preparing the Deed, there was an error in the spelling of the name of Hung Anh Tran on Legal Description Exhibit A of the Deed.

4. In preparing the Deed, there was an error in the name of Hung Anh Tran on the "Address New Owner as Follows" of the of the Deed.

5. This Affidavit is given to correct property description of the of the Deed. The correct property description is shown on the attached Exhibit A.

6. This Affidavit is given to correct and make clear the name and address of the new owner. The correct name and address are shown on the attached Exhibit B.

[Signature and notary page to follow.]

IN WITNESS WHEREOF, Affiant has executed this Scrivener's Affidavit on this 17 day of August, 2026.

Chris Sloan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Subscribed and sworn to before me by Chris Sloan on this 17 day of August, 2026.

Notary Public

My Commission Expires:
3/9/27

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 09, 2027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Chris Sloan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 17th day of August, 2026.

Notary Public

My Commission Expires:
July 14, 2030

MICHELLE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 14, 2030

4904-4274-2727

Exhibit A

Being Lot No 132 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91, Register's Office for said County.

Said Lot 132 fronts 75.83 feet on the southeasterly side of Cabot Drive and extends back between parallel lines 148.97 feet on each side to a line in the rear on which it measures 75.83 feet.

Being the same property conveyed to Amy N. Nguyen, Hung Anh Tran, and Huy Nhat Tran, as tenants in common with rights of survivorship, by deed from Amy N. Nguyen, of record as Instrument No. 20230719-0055613, Register's Office for Davidson County, Tennessee, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Error Affidavit recorded as Instrument No. 20250707-0053209, Register's Office for Davidson County, Tennessee.

Pursuant to this conveyance property now being vested as Tien Tay Tran and wife, Amy N Nguyen, H. Tran Investments, LLC, a Tennessee limited liability company and Hung Anh Tran, as tenants in common.

Exhibit B

Address New Owner as Follows:	*Send Tax Bills To*
H. Tran Investments, LLC Tien Tay Tran, Amy N. Nguyen and Hung Anh Tran 6608 Cabot Drive Nashville, TN 37209	H. Tran Investments, LLC 4105A Loan Oak Road Nashville, TN 37215
Map & Parcel No.: 102 07 0 022.00	

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 8/17/26 (date of document).

Affiant Signature

8/17/26
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 03/09/2027

NOTARY'S SEAL:

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027