This instrument prepared by and after recording return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1490281 AFFIDAVIT
11/03/2026 09:23:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20261103-0099300

AFFIDAVIT OF SCRIVENER'S ERROR

Come now JOHN C. ELROD, who, having first been duly sworn according to law, depose and say:

1. That I am an attorney at law licensed to practice in the Courts of the State of Tennessee, maintaining a law office and title company in Brentwood, Williamson County, Tennessee;

2. That on or about the 11th day of September, 2026, my office, under my direction, witnessed the execution of a Warranty Deed in which the Schuett Family Limited Partnership conveyed a certain parcel of land in Davidson County, Tennessee to Michael Bird and Nicole Bird, which deed is of record in Instrument No. 20260914-0085180, Register's Office for said County;

3. By error and mistake of the parties, that the legal description on the Warranty Deed is incorrect and should read:

PARCEL I:
Land in Davidson County, Tennessee, being Lot No. 52 on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, of record in Plat Book 332, Page 29, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
Being part of the same property conveyed to Schuett Family Limited Partnership, a Tennessee limited partnership, by Quitclaim Deed from Jack L. Schuett and Jeanine Schuett a/k/a Edith Jeanine Schuett, husband and wife, dated 12/27/2002 and recorded 2/28/2003 in Instrument No. 20030228-0026485, in the Register's Office of Davidson County, Tennessee.
PARCEL II:
LAND in Davidson County, Tennessee, being Lot Nos. 50 and 51 on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, of record in Plat Book 332, Page 29, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
Being the same property conveyed to Schuett Family Limited Partnership, a Tennessee limited partnership, by Quitclaim Deed from Jack L. Schuett, a married man, dated 12/27/2002 and recorded 2/28/2003 in Instrument No. 20030228-0026484, in the Register's Office of Davidson County, Tennessee.

Further affiants say not.

Executed this 30th day of October, 2026 for the purposes herein stated.

John C. Elrod

SWORN TO AND SUBSCRIBED before me this 30th day of October, 2026.

My Commission expires:
7-2-26

ALEXANDRA DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

[SEAL]

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, JOHN C. ELROD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of October, 2026.

My Commission expires:
7-2-26

ALEXANDRA DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

[SEAL]

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 10/30/2026 (date of document).

Affiant Signature

10/30/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of October, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

