Prepared by: Melanie Schimmel Foran, Esq.
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Karen Y Johnson Davidson County
Batch# 154325 AFFIDAVIT
10/26/2018 11:01:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181026-0106239

# SCRIVENER'S AFFIDAVIT

Property Address: 509 B Moore Avenue, Nashville, TN 37203
Map & Parcel No. 105070W00200CO
Deed Reference: Book 20180122 Page 006500

I, Melanie Schimmel Foran, Attorney, having personal knowledge of the facts herein stated, under oath depose and say as follows:

That the Quit Claim Deed from Nicholas J. Grome and Rebecca L. Grome, Grantors, to Nicholas Grome and Rebecca Grome, conveying that parcel of real estate located at 509 B Moore Avenue, Nashville, TN 37203, and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, which was recorded in Book 20180122 Page 006500 on January 22, 2018, contains an error in which the Grantor's deed reference was missing. In order to correct said error, the following reference is added to said deed:

> Said property was conveyed to Nicholas J. Grome and Rebecca L. Grome, husband and wife, by Warranty Deed from Red Horse Devco., LLC, a Tennessee Limited Liability Company, dated February 1, 2016, appearing of record in Instrument No. 20160201-0009181, of the Register's Office of Davidson County, Tennessee.

MELANIE SCHIMMEL FORAN

State of Ohio )
County of Hamilton ) SS.

Before me, a Notary Public of said County and State, personally appeared and acknowledged before me by Melanie Schimmel Foran, which whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and executed the foregoing instrument for the purposes therein contained this 22 day of October, 2018.

Barbie A. Simonson
Notary Public, State of Ohio
My Commission Expires 05-09-2019

Notary Public

**EXHIBIT "A"**

LAND IN DAVIDSON COUNTY, TENNESSEE, being all of Unit B, as shown on the Plan of 509 Moore Avenue Townhomes, a Horizontal Property Regime, filed as Exhibit C and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20150506-0041421, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, reference to which is hereby made for more complete and detailed description of the Unit, the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

THIS CONVEYANCE IS SUBJECT TO: Subject to all matters shown on the Plan of record in Instrument Number 20140527-0045345, and Instrument Number 20150318-0023065, as corrected by Surveyor's Certificate of Corrections in Instrument Nos. 20150407-0030330 and 20151215-0126088; terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of 509 Moore Avenue Townhomes Subdivision of record in Instrument No. 20150506-0041421; Charter of 509 Moore Avenue Townhomes Homeowners Association, Inc. of record in Instrument No. 20150506-0041422; all of the Register's Office for Davidson County, Tennessee.