Karen Johnson Davidson County
Batch# 210530 AFFIDAVIT
03/27/2019 02:58:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190327-0027758

THIS INSTRUMENT PREPARED BY,
RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Leslie A. Garside, a resident of Davidson County, Tennessee, being of lawful age, hereinafter referred to as "Affiant," being first duly sworn according to law, deposes and states as follows:

1. That Affiant, as an attorney of Magnolia Title & Escrow, Inc., on February 27, 2019, prepared a certain Warranty Deed, said Warranty Deed having been executed by Invent Communities, Inc. a Tennessee Corporation and conveying property to Robert L. Theberge and Carl E. Sandoe, which appears of record in Instrument No. 20190301-0018753 in the Register's Office for Davidson County, Tennessee.

2. One of Affiant's duties was to accurately reflect the Instrument Number(s) in said Exhibit A;

3. Whereas, by inadvertence, error and mistake, Affiant's Exhibit A references an Instrument which is not in existence and needs to be corrected;

4. Now, therefore, Affiant hereby certifies that the attached "Exhibit A" does and is intended to replace the Exhibit A of the Warranty Deed recorded at Instrument No. 20190301-0018753, in the Register's Office for Davidson County, Tennessee, with corrected Instrument Numbers in **bold** face type.

5. The Affiant further affirms that all other terms, provisions, and warranties recited in the Warranty Deed recorded on March 1, 2019 at Instrument No. 20190301-0018753, in the Register's Office of Davidson County, Tennessee, not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

Leslie A. Garside, Attorney at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Leslie A. Garside,** with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27 day of March, 2019.

NOTARY PUBLIC

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My commission expires: 3·3·20

EXHIBIT A

Land in Davidson County, Tennessee, being Unit 1, Homes at 311 Prince Avenue, a Horizontal Property Regime With Private Elements, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and established by that certain Declaration of Covenants, Conditions and Restrictions for Homes at 311 Prince Avenue, of record in Instrument 20170720-0073441, as amended in Instrument Number **20170824-0087120**, and further amended in Instrument Number 20180516-0046760, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of Homes at Prince Avenue set forth in Exhibit B of the First Amendment to the aforesaid Declaration.

Being a portion of the same property conveyed to Invent Communities, Inc., a Tennessee Corporation by Warranty Deed from JH103, LLC, a Tennessee limited liability company, of record in Instrument No. 20170329-0030581, Register's Office for Davidson County, Tennessee, dated March 27, 2017 and recorded on March 29, 2017, as corrected by Scrivener's Affidavit recorded on May 30, 2017 in Instrument No. 20170530-0053531, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3.3.20

Notary' Seal (if on paper)