Karen Johnson Davidson County
Batch# 259559 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20190719-0071007

THIS INSTRUMENT PREPARED BY/
Record & Return to:
ORTALE KELLEY LAW FIRM (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
File No. 32245

SCRIVENER'S AFFIDAVIT

WHEREAS, by Special Warranty Deed **("Deed")** of record in Instrument No. 20190625-0061104, in the Register's Office for Davidson County, Tennessee, between Parkview Preserve Holding LP, a Delaware limited partnership, **("Grantor")**, and NVR, Inc., a Virginia corporation, **("Grantee")**, certain property described therein; and

WHEREAS, the property description appearing on said Deed contained an error in that a quitclaim deed reference was inadvertently omitted from the derivation clause of said property description;

NOW, THEREFORE, Jeremy H. Cherry, a resident of Williamson County, Tennessee, hereinafter referred to as "Affiant," being duly sworn according to law, states as follows:

THAT AFFIANT, a Partner of Ortale Kelley Law Firm prepared said Deed by and between the above parties to convey real property located in Davidson County, Tennessee, and inadvertently omitted a quitclaim deed reference in the derivation clause of said property description, and that said Deed property description is corrected to read as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 45, 46, 47, and 48 on the Final Plat Parkview Preserve, Phase 1A of record in Instrument No. 20190415-0034123, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being a portion of the same property conveyed to Parkview Preserve Holding LP, a Delaware limited partnership, by: (i) Warranty Deed from Evelyn Banner Sutton, an individual, of record in Instrument No. 20180125-0007940, said Register's Office; and (ii) Quitclaim Deed from Evelyn Banner Sutton, an individual, of record in Instrument No. 20180125-0007943, said Register's Office.

THAT AFFIANT makes this Affidavit solely for the purpose of correcting said error contained in the Deed of record in Instrument No. 20190625-0061104, Register's Office for Davidson County, Tennessee.

Executed at Nashville, Tennessee, this 17th day of July, 2019.

Jeremy H. Cherry, Affiant

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 17th day of July, 2019, personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named JEREMY H. CHERRY 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.

NOTARY PUBLIC

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

MY COMMISSION EXPIRES: 9-13-2021