This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Karen Johnson Davidson County
Batch# 283758 AFFIDAVIT
09/10/2019 03:45:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190910-0091570

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Stephanie Duncan**, hereinafter referred to as Affiant, on this the 9th day of September, 2019, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Affiant prepared the following Deeds in Davidson County, State of Tennessee:
   a. **Quitclaim Deed** of record in Instrument No. **20190529-0050730**, recorded on May 29, 2019, by and between Beech Development LLC, and Beech 1 Holdings, LLC;
   b. **Quitclaim Deed** of record in Instrument No. **20190529-0050735**, recorded on May 29, 2019, by and between Beech Development, LLC, and Beech 6 Holdings, LLC;
   c. **Quitclaim Deed** of record in Instrument No. **20190529-0050738**, recorded on May 29, 2019, by and between Beech Development LLC, and Beech 9 Holdings, LLC.
   d. **Warranty Deed** of record in Instrument No. **20190904-0088839**, recorded on September 4, 2019, by and between Beech 1 Holdings, LLC and Calvin Spears, a Single person.

2. That the legal descriptions in said Quitclaim Deeds and Warranty Deed were recorded with the same typographical errors as to the therein referenced Declaration of Covenants for the Development, in that they stated East Greenway Park in lieu of the correct development name: Beech Place, a Townhouse Planned Unit Development

3. That the correct legal description for Instrument No. **20190529-0050730** should read as follows:

   Land in Davidson County, Tennessee, being Unit 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for **Beech Place, a Townhouse Planned Unit Development** of record as Instrument No. 20180713-0068140 and amended in Instrument No. 20180717-0069584 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

4. That the correct legal description for Instrument No. **20190529-0050735** should read as follows:

   Land in Davidson County, Tennessee, being Unit 6, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for **Beech Place, a Townhouse Planned Unit Development** of record as Instrument No. 20180713-0068140 and amended in Instrument No. 20180717-0069584 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

5. That the correct legal description for Instrument No. **20190529-0050738** should read as follows:

   Land in Davidson County, Tennessee, being Unit 9, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for **Beech Place, a Townhouse Planned Unit Development** of record as Instrument No. 20180713-0068140 and amended in Instrument No. 20180717-0069584 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

6. That the correct legal description for Instrument No. **20190904-0088839** should read as follows:

> Land in Davidson County, Tennessee, being Unit 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for **Beech Place, a Townhouse Planned Unit Development** of record as Instrument No. 20180713-0068140 and amended in Instrument No. 20180717-0069584 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

7. This Affidavit is made to correct the errors as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Stephanie Duncan, the within named Affiant, with whom I am personally acquainted, or proved to me 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 this 9 day of September, 2019.

NOTARY PUBLIC

My Commission Expires: 11/8/21

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021