Karen Johnson Davidson County
Batch# 290659 AFFIDAVIT
09/24/2019 04:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190924-0097146

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

SCRIVENER'S AFFIDAVIT
FOR
Warranty Deed
From: Mariah N. Samost
To: Steven Brady
Of Record in Instrument No. 20170802-0078835
Register's Office for Davidson County, Tennessee.

The undersigned, representative of Sidwell & Barrett, P.C. preparer of the Warranty Deed of record in Instrument No. 20170802-0078835 Register's Office for Davidson County, Tennessee hereby states that a scrivener's error was made in the preparation of the legal description contained in the deed. In the deed, the legal description was incomplete as it failed to include the parking spot being conveyed which is appurtenant to the Unit.

In the deed the legal description was listed as:

Land in Davidson County, Tennessee being Unit No. 414, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record at Instrument No. 20041214-0148798 as amended in Instrument No. 20041216-0149823, Instrument No. 20051123-0142078, Instrument No. 20050504-0050222, Re-recorded at Instrument No. 20060109-0003220 and amended at instrument No. 20070509-0055940 and further described on plat of record attached to the Master Deed as Exhibit "E" in the Register's office for Davidson County, Tennessee to which Master Deed reference is hereby made for a more particular description of said Unit.

The correct legal description should have been described as follows:

Land in Davidson County, Tennessee being Unit No. 414, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record at Instrument No. 20041214-0148798 as amended in Instrument No. 20041216-0149823, Instrument No. 20051123-0142078, Instrument No. 20050504-0050222, Re-recorded at Instrument No. 20060109-0003220 and amended at instrument No. 20070509-0055940 and further described on plat of record attached to the Master Deed as Exhibit "E" in the Register's office for Davidson County, Tennessee to which Master Deed reference is hereby made for a more particular description of said Unit.

Parking Space #3 is included as an appurtenance to the Unit in the Third Amendment to the Master Deed of record at Instrument No. 20051123-0142078 said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of a unit.

This affidavit is being recorded to correct the error.

Sidwell & Barrett, P.C.

By: Donald R. Barrett, Jr.
Its: Authorized Agent

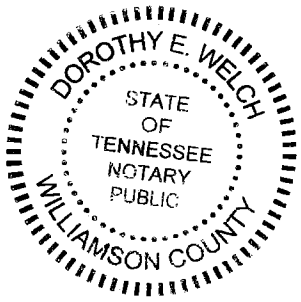
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donald R. Barrett, Jr., with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence) and who proved himself to be the authorized agent of Sidwell & Barrett, P.C. the bargainor and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 24 day of September 2019.

Dorothy E. Welch
Notary Public

My Commission Expires: 4-19-20



CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

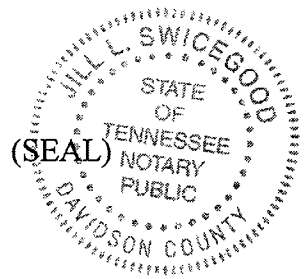
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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