Karen Johnson Davidson County
Batch# 314103 AFFIDAVIT
11/12/2019 09:59:09 AM 1 pg
Fees: $12.00 Taxes: $0.00
20191112-0116196

This Instrument Prepared by and Return To:
Premier Escrow, LLC
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

SCRIVENER'S AFFIDAVIT

Comes now D. Dylan Potter, Attorney, of Nashville, Tennessee, and states on oath:

1. That I or a member of my staff prepared a Warranty Deed dated February 15, 2019, of record in Instrument No. 20190219-0015085, Register's Office for Davidson County, Tennessee. Danny L. Talley, unmarried was the Grantor and Blackacre Development Company, LLC, a Tennessee limited liability company was the Grantee.

2. That through inadvertence the legal description of Tract 2 of the property in the deed was incorrect as recorded.

3. That the correct legal description of Tract 2 should read as follows:

> Land in Davidson County, Tennessee, being Lot No. 11 on the plan of the Keller Subdivision of The Maxey Home Place, as of record in Plat Book 421, Page 86, Register's Office for Davidson County, Tennessee.

4. That this Affidavit is given to correct any defect in title by reason of the aforesaid defective instrument.

Further, the Affiant sayeth naught.

Dated this 8th day of November, 2019.

D. Dylan Potter, Attorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Dylan Potter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8th day of November, 2019.

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

Notary Public