BOX 10-A

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

Karen Johnson Davidson County
Batch# 360983 AFFIDAVIT
02/21/2020 09:09:11 AM 1 pg
Fees: $12.00 Taxes: $0.00
20200221-0019260

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 January 31, 2020, of record in Instrument No. 20200203-0011934, Register's Office for Davidson County, Tennessee. Brian Tremlett, Married was the Grantor and Jenni Nicole Kremer, Unmarried Woman was the Grantee.

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

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

Land in Davidson County, Tennessee, being Unit A of Homes at 523 Basswood Ave, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 523 Basswood Ave, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180525-0050364 and as amended in Instrument No. 20200203-0011933, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 523 Basswood Ave, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180525-0050364 and as amended in Instrument No. 20200203-0011933, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

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 19th day of February, 2020.

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 19th day of February, 2020.

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

Notary Public