THIS INSTRUMENT WAS PREPARED BY:
Limestone Title and Escrow, LLC
580 Franklin Road, Ste 203
Franklin, TN 37069
615-730-7955

Karen Johnson Davidson County
Batch# 368229 AFFIDAVIT
03/05/2020 03:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200305-0025155

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Road, Ste 203
Franklin, TN 37069
615-730-7955
TW180676

SCRIVENER'S AFFIDAVIT- WARRANTY DEED

GRANTOR: NASH BNB, LLC, a Tennessee Limited Liability Company
GRANTEE: Thomas Hunter Marckwardt and Kimberly P. Marckwardt

Of Record in Instrument No: 20190122-0005755
As Previously Corrected and of Record in Instrument No: 20190321-0025737
Register's Office for Davidson County, Tennessee

The undersigned, representative of Limestone Title and Escrow, LLC hereby states that a scrivener's error was made in the preparation of the Instrument for Correction of Warranty Deed in the legal description and specifically as to the reference to an instrument number contained therein:

The correct legal description is:

Land in Davidson County, Tennessee, being Unit 1074 B on the plan of 1074 Zophi Street Townhomes, a Horizontal Property Regime with Private Elements, the Declaration of Covenants Conditions and Restrictions which are of record in Instrument No. 20150623-0060251, AS REVISED BY AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1074 ZOPHI STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME, WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NUMBER 20181228-0125811, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the property which was intended to be conveyed by NASH BNB, LLC, a Tennessee limited liability company to Thomas Hunter Marckwardt and wife, Kimberly P. Marckwardt by Warranty Deed of record in Instrument Number 20190122-0005755 in the Register's Office for Davidson County, Tennessee.

PARCEL ID NO.: 072-06-0-N-001.00 CO
PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES:
1074A Zophi Street
Unit 1074B of the 1074 Zophi Street Townhomes
PROPERTY COUNTY: DAVIDSON

This affidavit is being made to correct the error.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 4th day of March 2020:

Limestone Title & Escrow, LLC

By: Kathleen Robson Gordon

Its: Attorney

STATE OF TN

COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kathleen Robson Gordon and represented that s/he is an authorized signatory of Limestone Title and Escrow, and who, being authorized to do so, acknowledged that s/he executed the foregoing instrument as a voluntary act for the purposes therein contained.

Witness my hand, at office, this 4 day of March 2020.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

Notary Public
My Commission Expires: 4-13-22

Certificate of Authenticity

I, Kathleen Robson Gordon, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

202003050025155