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

Karen Johnson Davidson County
Batch# 373918 AFFIDAVIT
03/18/2020 08:54:03 AM 1 pg
Fees: $12.00 Taxes: $0.00
20200318-0029834

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 November 29, 1995, of record in Book 9873, Page 879, Register's Office for Davidson County, Tennessee. Douglas R. Deloit and wife, Ann A. Deloit were the Grantors and Faye A. Smith 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 No. 4 of Nichols Court Condominiums, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6087, Page 444, Register's Office for Davidson County, Tennessee, and as corrected by instrument of record in Book 6096, Page 70, said Register's Office, together with the undivided percentage interest in common elements appurtenant to said Unit described in said Master Deed, reference is hereby made to the Plat of Nichols Court, of record in Book 5200, Page 457, said Register's Office, 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 17th day of March, 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 17 day of March, 2020.

JOANN B. SISEMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

JoAnn B Sisemore
Notary Public

Exp: 3-8-2021