Karen Johnson Davidson County
Batch# 380761 AFFIDAVIT
04/02/2020 09:32:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200402-0035313

# SCRIVENER'S AFFIDAVIT

*THIS INSTRUMENT PREPARED BY:*
LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860
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MAP/PARCEL
086130B01700CO

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Comes now Anthony N. Greco, a licensed attorney in the State of Tennessee whose address is 2021 Richard Jones Road, Suite 220, Nashville, TN 37215 and would state as follows:

On the 9th day of January, 2020, an employee of the Lawyer's Escrow Service, Inc. under the supervision of the affiant, prepared the Warranty Deed referenced below.

This Warranty Deed was recorded in Instrument No. 20200113-0004524, in the Register's Office for Davidson County, Tennessee, and names Beazer Homes, LLC, a Delaware limited liability company, as Grantor and Novella J. Coppedge, as Grantee. The description that appears of record in this Warranty Deed is as follows:

> LAND in Davidson County, Tennessee being Villa # 1141, a Private Element, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, appearing of record in Instrument No. 20190523-0049079, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Villa Common Elements associated with ownership of said Villa as set forth in the said Declaration, of which reference to the Declaration and its Exhibit A-1 is hereby made for a more complete and detailed description of the Villa, the rights and obligations of the Developer and the Villa Owners, and the By-Laws of the Villa Association.

The foregoing description contains a scrivener's error in that Villa # 1141 is used instead of the correct Villa number, which is **Villa # 1441.** This error was inadvertent and unintentional. The correct legal description which should have appeared on the aforesaid Warranty Deed is as follows:

> LAND in Davidson County, Tennessee being **Villa # 1441**, a Private Element, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, appearing of record in Instrument No. 20190523-0049079, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Villa Common Elements associated with ownership of said Villa as set forth in the said Declaration, of which reference to the Declaration and its Exhibit A-1 is hereby made for a more complete and detailed description of the Villa, the rights and obligations of the Developer and the Villa Owners, and the By-Laws of the Villa Association.

Now, therefore, in order to correct the referenced document, I, Anthony N. Greco, do hereby affirm, certify, and confirm that this affidavit was made of my personal knowledge and that the information contained herein is consistent with the intentions of the parties and does not in any way change or alter the understanding of the parties who executed the document being corrected.

EXECUTED this 1st day of April, 2020.

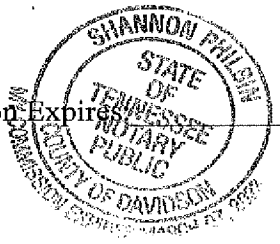
Affiant

Anthony Nicholas Greco

**OATH AND ACKNOWLEDGMENT**

Personally appeared before me the within named Anthony Nicholas Greco who made oath that he has read the foregoing Affidavit and that the statements contained therein are true and correct based upon his knowledge, information and belief. The Affiant further acknowledged that he executed the within described document for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 1st day of April, 2020.




My Commission Expires: _____

Notary Public

**Tennessee Certification of Electronic Document**

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III

*Signature*

State of Tennessee )
)
County of Davidson )

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)




*Notary Signature*

My Commission Expires: September 7, 2020