Karen Johnson Davidson County
Batch# 392110 AFFIDAVIT
04/27/2020 11:49:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200427-0043730

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information Supplied by the Parties

SCRIVENERS AFFIDAVIT TO CORRECT INSTRUMENT NO. 20191223-0131882

RE: Correction of Quitclaim Deed from Melinda Owen Bass, unmarried, to Melinda Owen Bass, Trustees, Melinda Owen Bass Revocable Living Trust Agreement dated November 27, 2012, as amended, of record in Instrument No. 20191223-0131882, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Comes now the undersigned, Russell T. Cook, and after first being duly sworn, does state that he is an attorney with the law firm of Russ Cook and Associates, P.C., and that the following statements are true to the best of his knowledge, information and belief:

1. Russ Cook and Associates, P.C., prepared a Quitclaim Deed dated December 20, 2020, in which Melinda Owen Bass conveyed certain real property to Melinda Owen Bass, Trustees, Melinda Owen Bass Revocable Living Trust Agreement dated November 27, 2012, as amended, said Quitclaim Deed having been recorded on December 23, 2019, in Instrument No. 20191223-0131882, Register's Office, Davidson County, Tennessee, which is attached hereto and incorporated herein by reference.

2. The "Exhibit A" containing the description of the real property was purely through error not included in said Quitclaim Deed. The complete and correct description of the property is as follows:

See attached "Exhibit A" for legal description.

Being the same property conveyed to **Melinda Owen Bass, unmarried**, by Warranty Deed dated September 30, 2016, from **Virgil Davis Hunt, Jr., Elizabeth Alverne Hunt nka Elizabeth Hunt Wallace, and Martha Ansley Hunt nka Martha Hunt Givhan, Devisees under the last Will and Testament of Sandra Gray Hunt**, recorded in Instrument No. 20161004-0104285, Register's Office of Davidson County, Tennessee.

This is improved property known as: **715 Belle Meade Blvd., C-2, Nashville, TN 37205**.

3. The purpose of this Affidavit is to attest and affirm that the mistake is an oversight error and that it does not in any way change or alter the understanding and intentions of the parties who executed said Quitclaim Deed.

FURTHER, AFFIANT SAYS NOT.

WITNESS my hand this 23rd day of April 2020.

Russell T. Cook, Affiant

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Russell T. Cook**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of April 2020.

Notary Public

My Commission Expires:
7/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023

Exhibit A

Land in Davidson County, Tennessee, being Unit No. C-2 on the Horizontal Property Regime for Belle Meade Condominiums, as recorded in the Master Deed of record in Book 5969, Page 829, as amended in Book 6020, Page 72, and Book 6425, Page 685, re-recorded in Book 6443, Page 489, as amended and restated in Book 7063, Page 125, and further amended in Book 9551, Page 426 and in Instrument No. 20090223-0015611, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, Page 469, revised in Book 6250, Page 222, said Register's Office, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Conveyance of the above described parcel is subject to the following: (1) The Plan of record in Plat Book 5200, Page 469, revised in Book 6250, Page 222, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5972, Page 181, Register's Office for Davidson County, Tennessee. (3) Charter of Belle Meade Condominiums Association, Inc. of record in Book 6003, Page 10, Register's Office for Davidson County, Tennessee. (4) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Meade Condominiums, of record in Book 5969, Page 829, and as amended in Book 6020, Page 72, and in Book 6425, Page 685, and re-recorded in Book 6443, Page 489, and amended and restated in Book 7063, Page 125, and further amended in Book 9551, Page 426 and in Instrument No. 20090223-0015611, Register's Office for Davidson County, Tennessee. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years not yet due and payable.