Karen Johnson Davidson County
Batch# 439269 AFFIDAVIT
07/16/2020 03:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200716-0078457

This Instrument Was Prepared By:
Bone McAllester Norton PLLC (APP)
511 Union Street, Suite 1500
Nashville, Tennessee 37219

SCRIVENER'S AFFIDAVIT

This Scrivener's Affidavit relates to the **QUITCLAIM DEED** from **BARBARA N. STEPHENS, and husband, HARVARD STEPHENS,** individuals (collectively, "Grantors"), to **MARCUS STEPHENS,** an individual ("Grantee"), of record as set forth below.

The undersigned, Andrea P. Perry, Esq., being duly sworn, deposes and says that:

1. I am an attorney licensed to practice law in the State of Tennessee.

2. I prepared the **Quitclaim Deed** which is recorded in Instrument No. 20190522-0048679, Register's Office for Davidson County, Tennessee (the "Deed").

3. The legal description contained in the Deed contains an error.

4. In order to clear up any confusion and to correct the error in the legal description, the legal description set forth in Exhibit A is hereby deleted in its entirety and restated by replacing it with the following:

LAND in Davidson County, Tennessee, being Unit 603A & 603B, on the Plan of 603 South 12th Street Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 603 South 12th Street Townhomes, a horizontal property regime with private elements of record in Instrument No. 20161130-0125400, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Barbara N. Stephens and husband, Harvard M. Stephens by deed of record in Book 7993, Page 348, Register's Office for Davidson County, Tennessee.

5. The above statements are true and correct to the best of my knowledge.

FURTHER AFFIANT SAYS NOT.

Andrea P. Perry

Andrea P. Perry

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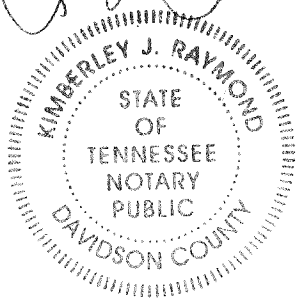
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county mentioned, personally appeared Andrea P. Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 16th day of July, 2020.

Kimberley J. Raymond
NOTARY PUBLIC

My Commission Expires: 7-5-21



CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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.

Andrea P. Perry
Signature

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Kimberley J. Raymond, a notary public for this county and state, Andrea P. Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberley J Raymond
Notary's Signature

My Commission Expires: 7-5-21

