THIS INSTRUMENT PREPARED BY:
BENNETT & PRESSLEY, P. C.
2055 N. MT. JULIET RD. SUITE 202
MT. JULIET, TN 37122
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DEED CORRECTED:
INSTRUMENT NO. 20200721-0079804

Karen Johnson Davidson County
Batch# 447473 AFFIDAVIT
07/30/2020 03:40:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200730-0084327

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILSON)

Come now Ernest D. Bennett, III ("Scrivener") and states under oath as follows:

1. Scrivener is an attorney licensed to practice law in Tennessee, B.P.R. #005277, with an office located at 2055 N. Mt. Juliet Rd., Suite 202, Mt. Juliet, Tennessee 37122.
2. Scrivener prepared a Quitclaim Deed that was subsequently executed and recorded at Instrument No. 20200721-0079804 in the Register's Office for Davidson County, Tennessee (the "Deed").
3. The Deed contained an inadvertent error in that, in the legal description in the Deed, an amendment to the Master Deed describing the Units conveyed, having been the First Amendment to said Maser Deed, was referred to as being recorded at Instrument No. 20190228-0018252 in said Register's Office, when in fact the amendment being referenced was actually recorded at Instrument No. 20200128-0010170 in said Register's Office. Therefore, to correct this inadvertent error, the legal description in the Deed should be deleted and replaced with the following:

> Land in Davidson County, Tennessee, being Units 19, 20, 21, 22, 23, 24 and 25 of Oakwood Townhomes, being Private Elements within a Tennessee Horizontal Property Regime established pursuant to the Tennessee Horizontal Property Act, Tennessee Code Annotated Section(s) 66-27-101, et. seq. by Master Deed of record in Instrument No. 20190722-0071772 in the Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20200128-0010170 in said Register's Office, and as further amended in Instrument No. 20200720-0079530 in said Register's Office, and as further described in said Master Deed, as amended, and depicted in the Plat being Exhibit A1 to the Master Deed, to which Master Deed, as amended, and Plat reference is made for a more complete and accurate description and depiction of said Units and the rights, privileges and responsibilities attendant to ownership thereof, including, without limitation, the entitlements of said Units with respect to Common Elements and Limited Common Elements, if any, as described by said Master Deed as amended and depicted by said Plat.

Now, therefore, in order to correct the referenced Deed, I, the Scrivener, do hereby affirm, certify, and confirm that this affidavit is made of my personal knowledge and that the information contained herein is true and correct and for the purpose of correcting said Deed, does not in any way change or alter the understanding and intention of the Grantor who executed the Deed nor of the Grantee receiving the

conveyance of the property described in the Deed, and as corrected herein causes the Deed to accurately describe the property conveyed therein by referencing the correct Instrument No. 20200128-0010170 of the First Amendment to the Master Deed instead of the above-described incorrect Instrument No. that was referenced in the Deed prior to this correction.

Executed this 30th day of July, 2020.

Ernest D. Bennett, III, Scrivener

OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named Ernest D. Bennett, III, the above-named Scrivener in the within instrument, who is personally known to me or proved upon satisfactory evidence, and 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. Scrivener further acknowledged that he executed the within described document for the express purpose of correcting the error therein described in the Deed therein identified.

SUBSCRIBED AND SWORN TO before me this 30th day of July, 2020.

My Commission Expires: 02/10/2021

Notary Public

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC S. NIXON PRESSLEY My Commission Expires February 10, 2021 STATE OF TENNESSEE

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.

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 }

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9/7/2020

Notary Signature

My Commission Expires: September 7, 2020