THIS INSTRUMENT PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 462639 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20200824-0095236

# Scrivener's Affidavit

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

(Reference to Warranty Deed of record in Instrument No. 20181130-0116803, Register's Office for Davidson County, Tennessee.)

I, Luke Kellum, Authorized Agent, for Bankers Title and Escrow Corporation, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. That Bankers Title and Escrow Corporation recorded a Warranty Deed executed by Blue Ridge Homes, LLC, Series 14, established as an entity within Blue Ridge Homes, LLC, a Tennessee limited liability company, Grantor, to Rachel Hart Brannon, Grantee, recorded on November 30, 2018 in Instrument No. 20181130-0116803, Register's Office for Davidson County, Tennessee.

2. That the property conveyed has an error in the legal description.

3. That the correct legal description for the property conveyed should be:

Land in Davidson County, Tennessee, being Unit A of 52nd and Kentucky Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Tennessee, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 52nd and Kentucky Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141209-0112685, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. The Easements, restrictive Covenants, Conditions and regulations imposed upon and relating to the units, property co-owners and tenants of 52nd and Kentucky Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141209-0112685, and By-Laws appended thereto as Exhibit "C" said Register's Office for Davidson County, Tennessee.

All other matters contained in said Warranty Deed remain the same.

**FURTHER,** Affiant saith not.

BY: Luke Kellum, Authorized Agent
Bankers Title and Escrow Corporation

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

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Luke Kellum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent for Bankers Title and Escrow Corporation, and that as such he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 21st day of August 2020.

NOTARY PUBLIC

My Commission Expires: 3/25/2023

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON