Karen Johnson Davidson County
Batch# 471963 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20200909-0102399

Prepared By / Please Return To:
Kevin A. Criswell, Esq.
Signature Title Services, LLC
1517 Hunt Club Blvd.
Gallatin, TN 37066
ST16-37066-3049

SCRIVENER'S AFFIDAVIT

(In Reference To Warranty Deed of record in Instrument No. 20170122-0003687, Register's Office for Davidson County, Tennessee)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes Kevin Criswell, Affiant herein who, after being first duly sworn according to law, deposes and states upon the basis of his personal knowledge as follows:

1.) That I, Kevin Criswell am an attorney licensed to practice law in the State of Tennessee, and am an employee of Signature Title Services, LLC ;

2.) That in the course of my employment, I caused to be prepared a certain Warranty Deed dated January 9, 2017, conveying certain real property bearing the street address of 133 Cobblestone Place Dr., Goodlettsville, TN 37072, from Mid-TN Capital, LLC, a Tennessee limited liability company, the same being of record in Instrument No. 20170112-0003687, Register's Office for Davidson County, Tennessee.

3.) That the legal description in said Warranty Deed was incomplete, as it failed to recite the amendment and correction to the Master Deed that were of record at the time of transfer.

4.) That the full Legal Description, as it should have appeared in said Warranty Deed is:

A CERTAIN TOWNHOME LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 86 OF COBBLESTONE II TOWNHOMES ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN TENN. CODE ANN. 66-27-101, *ET SEQ.* UNDER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COBBLESTONE II TOWNHOMES OF RECORD IN INSTRUMENT NO. 20160401-0031281, AMENDED IN INSTRUMENT NO. 20160929-0102734, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BYLAWS FOR THE ADMINISTRATION THEREOF, AND ALL 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 THE BUILDINGS THEREOF TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION. REFERENCE IS HEREBY MADE TO THE PLAN OF COBBLESTONE II TOWNHOMES, AS SHOWN ON EXHIBIT "B" TO THE DECLARATION OF RECORD IN INSTRUMENT NO. 20160401-0031281, SAID REGISTER'S OFFICE, AND AS SHOWN ON FINAL PLAT, HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT), COBBLESTONE TOWNHOMES, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20100311-0018694, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION OF SUCH UNIT.

5.) That said Warranty Deed is hereby corrected, as if the legal description contained therein had appeared correctly *ab initio*.

Kevin Criswell

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Sworn to and subscribed before me this 8th day of September, 2020.

My Commission Expires: OCT 2 0 2020

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, within named, Kevin Criswell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 8th day of September, 2020.

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

My Commission Expires: OCT 2 0 2020

Notary Public

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have ~~witnessed~~.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

