Karen Johnson Davidson County
Batch# 472111 AFFIDAVIT
09/09/2020 11:00:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200909-0102615

This Instrument Prepared By:
Richard A. Northcutt, Attorney
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

SCRIVENER'S AFFIDAVIT

RE: Correction of Legal Description in Warranty Deed
from Frank Batson Homes, Inc.
to Steven A. Vance of record in
Instrument Number 20200831-0098135, Register's Office for
Davidson County, Tennessee
Map/Parcel #110020B03900CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Laura Hamann, who is an Employee for Metropolitan Escrow, Inc. and whose address is 217 Pineway Drive - Nashville, TN 37217, and would state as follows:

On the 28th day of August, 2020, I was an employee of Metropolitan Escrow, Inc. One of my duties was to assist in the preparation of various documents, including Deeds, Quitclaim Deeds, Deeds of Trust, Assignments of Deed of Trust or other similar conveyances of real estate. In connection with my work, I was called upon, from time to time, to prepare and/or review real estate property documents.

Recorded in Instrument Number 20200831-0098135, in the Register's Office for Davidson County, Tennessee, is a Warranty Deed conveying certain real property that was executed by Frank Batson Homes, Inc., as GRANTORS, to Steven A. Vance, as GRANTEES.

The foregoing instrument contains a scrivener's error in that the Legal Description is incorrect on said Warranty Deed. This error was unintentional. The correct and proper legal description which should appear in the deed of record in Instrument Number 20200831-0098135 said Register's Office, is as follows:

Being Unit A of Lot 25 on the Plan of the Reserve at Seven Points, Lots 1 through 41 and Open Spaces A through H, a Horizontal Property Regime with Private Elements, established by the Declaration of Covenants, Conditions and Restrictions for The Reserve at Seven Points, Lots 1 through 41 and Open Spaces A through H of record in Instrument 20171004-0101710, and amended in Instrument 20180323-0027343, to reference plat and shown on amendment of record in Instrument 20200110-0003619, and amending Plat of record in Instrument 20180223-0017267, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

This Affidavit is made of my personal knowledge to correct the error described above.

EXECUTED on this 9th day of September, 2020.

Laura Hamann
(AFFIANT) – Laura Hamann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 9th day of September, 2020, as being executed by Laura Hamann.

My commission expires: 3/6/24

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Laura Hamann, to me known to be the person described herein with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and seal at office, this 9th day of September, 2020.

My Commission Expires: 3/6/24

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY