THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 480936 AFFIDAVIT
09/22/2020 11:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200922-0108580

AFFIDAVIT OF SCRIVENER'S ERROR

This Affidavit is being executed for the purpose of correcting the legal description on the Quitclaim Deed of record in Instrument Number 20180802-0075664, and in Instrument Number 20191114-0117493, Register's Office for Davidson County, Tennessee. Said deed was granted by **Exeter 17331 DE, LLC, a Delaware limited liability company to L.G. Separate Property Trust Agreement dated November 16, 2005.**

Comes now ANDY MALONEY, who, having first been duly sworn according to law, depose and say:

1. Nashville Title Insurance Corporation prepared the above mentioned Quitclaim deed, and I, Andy Maloney, am the President of Nashville Title Insurance Corporation.

2. On or about the 16th day of July 2018, my office, under my direction, prepared a Quitclaim Deed in which **Exeter 17331 DE, LLC, a Delaware limited liability company**, conveyed a certain parcel of land in Davidson County to **L.G. Separate Property Trust Agreement dated November 16, 2005**, which Quitclaim Deed is of record in Instrument Number 20180802-0075664, and in Instrument Number 20191114-0117493, Register's Office for said County.

3. That the property description on the Quitclaim Deed identified Subdivision name incorrectly as follows:

   Being the westerly 50 feet of Lot No. 83 on the Plan of J.B. Haynes Oriental, of record in Plat Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

   Said part of lot fronts 50 feet on the Northerly side of Duke Street and runs back between parallel lines 140 feet to an alley.

4. That the intent of the parties to the transaction was that the deed should have stated as follows:

   Land in Davidson County, Tennessee, being Units A and B of The Plan of 305 Duke Street Homes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of 305 Duke Street Homes, of record as Instrument Number 20180215-0014767, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests 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 building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20180215-0014767, Register's Office for Davidson County, Tennessee.

Further affiants say not.

ANDY MALONEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 22 day of September, 2020.

My commission expires:
12/26/24

NOTARY PUBLIC

State of Tennessee
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, ANDY MALONEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22 day of September, 2020

My Commission expires:
12/26/24

NOTARY PUBLIC

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally, appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 12/26/24