Karen Johnson Davidson County
Batch# 512918 AFFIDAVIT
11/10/2020 10:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201110-0132207

This Instrument Prepared By:
Sidwell & Barrett, P.C.
121 First Avenue South, Ste. 200
Franklin, TN 37064

SCRIVENER'S AFFIDAVIT
For
Special Warranty Deed
Of record in Instrument # 20190304-0019323
Register's Office for Davidson County, Tennessee

The undersigned representative of Sidwell & Barrett, P.C., preparer of the above referenced Special Warranty Deed hereby certifies that by inadvertent or mistake, a clerical error was made in the preparation of the Special Warranty Deed from Old South Construction, LLC, a Tennessee Limited Liability Company to Juliet P. Wallace and Brian Alexander Walker, of record Instrument #**20190304-0019323**, Register's Office for Davidson County, Tennessee.

In the Special Warranty Deed Legal Description was defined as:

Land in Davidson County, Tennessee, being Unit No. B, on the Plan of 6527 Mercomatic Court Cottages Homeowners Association, a Horizontal Property Regime with Private Elements, filed as Exhibit to an established by Declaration of Covenants, Conditions and Restrictions of Record in Instrument #20170607-0056804, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

The correct legal description should have been defined as:

Land in Davidson County, Tennessee, being Unit No. B, on the Plan of 6525 Mercomatic Court Cottages Homeowners Association, a Horizontal Property Regime with Private Elements, filed as Exhibit to an established by Declaration of Covenants, Conditions and Restrictions of Record in Instrument #20170607-0056804, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

THEREFORE, for the express purpose of carrying out the intent of the conveyance of the Special Warranty Deed of record Instrument #20190304-0019323, Register's Office for Davidson County, Tennessee recorded March 4, 2019, the conveyance is corrected to reflect the correct legal description as stated above.

The purpose of the affidavit is to put all parties on notice of the above – described error and to correct the same.

Witness my hand this 9 day of November, 2020

Sidwell & Barrett, P.C.

By: K. Thomas Sidwell

Its: Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, K Thomas Sidwell with whom I am personally acquainted, and who proved himself/herself to be the Partner of Sidwell & Barrett, P.C. the bargainor and who, being authorized to do so, acknowledged he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 9 day of November, 2020.

Notary Public

My Commission Expires: 2-27-22

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

FILE # 348851

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

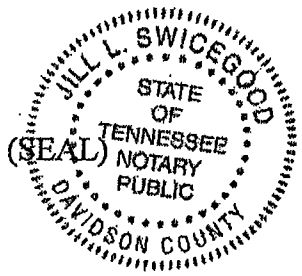
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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