Karen Johnson Davidson County
Batch# 578744 AFFIDAVIT
02/25/2021 11:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210225-0023850

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
File #: 1-19-5939

AFFIDAVIT OF SCRIVENER'S ERROR

EXECUTED PURSUANT TO T.C.A. 66-24-101

The undersigned Jim Myers, who is over eighteen (18) years of age states that he makes oath that the following statements are true to the best of his knowledge, information and belief:

Midtown Title, LLC, prepared the Warranty Deed for the mutual benefit of **Robert J. Notestine III, as Executor of the Estate of William Bryan Roehrig, Jr. and Sharon Wilson, David Roehrig and Linda Arnold being all the devisees of William Bryan Roehrig, Jr., deceased** (the "Grantors"), and **Drees Premier Homes, Inc., an Ohio corporation** (the "Grantees"), dated January 15, 2021, and recorded on January 20, 2021, in Instrument No. 20210120-0008338, in the Register's Office of Davidson County, Tennessee.

WHEREAS, through inadvertence and mistake, the legal description contained in said Warranty Deed erroneously omitted the conveyance of the common area.

NOW THEREFORE, pursuant to T.C.A. 66-24-101(a)(26), I, Jim Myers, in order to correct the erroneously legal description, do hereby amend such as:

Land in Davidson County, Tennessee, being Lot No.'s 1, 2, 3, 4, 5, 6 and all the areas set out as Open Space as defined on the Plan of Final Plat, 43B Jones Circle, of record in Instrument No. 20201223-0153255, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William B. Roehrig, III, a single man, by Quitclaim Deed from William B. Roehrig, Jr., dated April 16, 2018 and recorded on April 25, 2018, of record in Instrument No. 20180425-0038830, Register's Office for Davidson County, Tennessee. Also see Warranty Deed in Instrument No. 20110401-0025124, Register's Office for Davidson County, Tennessee and also being part of the property described in Quitclaim Deed in Book 7100, Page 598, Register's Office for Davidson County, Tennessee, Deed of Correction in Book 7203, Page 767, Register's Office for Davidson County, Tennessee. William B. Roehrig, III died intestate on June 11, 2019, leaving William B. Roehrig, Jr. as his sole heir at law, according to Affidavits of Heirship of record in Instrument No. 20191104-0113154 and Instrument No. 20191104-0113153, Register's Office for Davidson County, Tennessee. The Estate of William Bryan Roehrig, III, is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket #19P149.

William B. Roehrig, Jr. died testate on September 25, 2020 and devised the residue of his estate to the Trustee of the William B. Roehrig, Jr. Living Trust dated April 8, 1993 by Will admitted to the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 20P1811. Said Trust is not currently in effect, as evidenced by the Affidavit attached as Exhibit "A" hereto, in which event the residue of the estate was to be distributed to in equal shares to his issue - Sharon Wilson, David Roehrig and Linda Arnold.

William Bryan Roehrig, Jr., was one in the same person as William B. Roehrig, Jr.

Numbered Lots being unimproved property located at: **13, 17, 21, 25, 29 & 33 Roehrig Court, Old Hickory, TN 37138**

Open Space being unimproved property located at: **0 Roehrig Court, Old Hickory, TN 37138**

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

Further Affiant sayeth naught.

WITNESS MY HAND on this 23rd day of February, 2021

By: _____
Jim Myers, Attorney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jim Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in office at Nashville, Tennessee, this the 23rd day of February, 2021.

[seal]

_____
Notary Public
My Commission Expires: 3-10-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM