Karen Johnson Davidson County
Batch# 609305 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20210407-0045826

SCRIVENER'S AFFIDAVIT

THIS INSTRUMENT PREPARED BY:
BENNETT & PRESSLEY, P.C.
2055 N. MT. JULIET ROAD, SUITE 202
MT. JULIET, TN 37122
(615) 345-0025
(615) 320-3280 (FAX)

CORRECTING INSTRUMENT NOS. 20210112-0004979 AND 20210112-0004980

Map/Parcel: **072010A01500CO**

STATE OF TENNESSEE)
COUNTY OF WILSON)

Comes now S. Nixon Pressley, a licensed attorney in the State of Tennessee whose address is 2055 N. Mt. Juliet Road, Suite 202, Mt. Juliet, TN 37122 and would state as follows:

1. On the 8th day of January, 2021, an employee of Lawyer's Escrow Service, Inc., acting under the supervision of the Affiant, prepared the description for the below described Warranty Deed and the accompanying purchase money Deed of Trust. One of this employee's duties was to include an accurate legal description in said Warranty Deed and purchase money Deed of Trust.

Recorded in Instrument No. 20210112-0004979, in the Register's Office for Davidson County, Tennessee, is a Warranty Deed that was executed by S. Nixon Pressley as Designated Agent for Jones Construction, LLC, as Grantor and Collins S. Onyando, as Grantee. Also recorded as Instrument No. 20210112-0004980, in the Register's Office for Davidson County, Tennessee, is a Deed of Trust that was executed by Collins S. Onyando, as Grantor. The legal description that appears of record on the aforesaid Warranty Deed and in Exhibit A to said Deed of Trust is as follows:

> Land in Davidson County, Tennessee, being Units 14 of Oakwood Townhomes, being Private Elements within a Tennessee Horizontal Property Regime established pursuant to the Tennessee Horizontal Property Act, Tennessee Code Annotated Section(s) 66-27-101, et. seq. by Master Deed of Record in Instrument No. 20190722-0071772 as amended in Instrument No. 20200128- 0010170, Register's Office for Davidson County, Tennessee, and as further amended in Instrument No. 20200720-0079530, and as further described in said Master Deed, as amended and depicted in the Plat being Exhibit A 1 to the Master Deed, to which Master Deed, as amended, and Plat reference is made for a more complete and accurate description and depiction of said Units and the rights, privileges and responsibilities attendant to ownership thereof, including, without limitation, the entitlements of said Units with respect to Common Elements and Limited Common Elements, if any, as described by said Master Deed as amended and depicted by said Plat.

The foregoing description contains a scrivener's error in that it has the incorrect Unit number within the legal description. This error was inadvertent and unintentional.

Ecm: 36361Scriveners –

The legal description that should appear in the instrument recorded as Instrument No. 20210112-0004979 and Instrument No. 20210112-0004980 is as follows:

> Land in Davidson County, Tennessee, being Unit 15 of Oakwood Townhomes, being Private Elements within a Tennessee Horizontal Property Regime established pursuant to the Tennessee Horizontal Property Act, Tennessee Code Annotated Section(s) 66-27-101, et. seq. by Master Deed of Record in Instrument No. 20190722-0071772 as amended in Instrument No. 20200128- 0010170, Register's Office for Davidson County, Tennessee, and as further amended in Instrument No. 20200720-0079530, and as further described in said Master Deed, as amended and depicted in the Plat being Exhibit A 1 to the Master Deed, to which Master Deed, as amended, and Plat reference is made for a more complete and accurate description and depiction of said Units and the rights, privileges and responsibilities attendant to ownership thereof, including, without limitation, the entitlements of said Units with respect to Common Elements and Limited Common Elements, if any, as described by said Master Deed as amended and depicted by said Plat.

Now, therefore, in order to correct the referenced documents, I, S. Nixon Pressley, do hereby affirm, certify, and confirm that this affidavit was made of my personal knowledge and that the information contained herein is consistent with the intentions of the parties and does not in any way change or alter the understanding of the parties who executed the documents being corrected.

EXECUTED this 6th day of April, 2021.

Affiant

S. Nixon Pressley

OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named S. Nixon Pressley who made oath that he has read the foregoing Affidavit and that the statements contained therein are true and correct based upon his knowledge, information and belief. The Affiant further acknowledged that he executed the within described document for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 6th day of April, 2021.

My Commission Expires: 01-10-2023

Mary Gail Porter
Notary Public

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Ecm: 36361Scriveners –

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: January 10, 2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Mary Gail Porter
Notary Signature