Karen Johnson Davidson County
Batch# 620191 AFFIDAVIT
04/21/2021 01:06:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210421-0053451

This Instrument Prepared By and Return To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

SCRIVENER'S AFFIDAVIT OF PREPARATION OF QUITCLAIM DEED
(reference to Quitclaim Deed of record in Instrument No.20201030-0127055 RODC)

Comes now Robert L. Scruggs, Attorney Office., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215, and states on oath:

1. That I prepared a certain Quitclaim Deed, recorded October 30, 2020 as Instrument No. 20201030-0127055, in the Register's Office of Davidson County, Tennessee, wherein Bayfront LLC, A Tennessee limited liability company was the grantor(s) and Brian Bequette, was the grantee;

2. That though inadvertence the legal description for 327 Vivelle Avenue was the prior legal description which did not reflect the recorded Horizontal Property Regime (in Instrument Number 20200420-0041379 and Corrected as Instrument No. 20201208-0142825, RODC) that designated the property as Unit A-327 Vivelle Avenue and Unit B 2097 Whitney Avenue, Nashville, TN 37210, that was reference in the Quitclaim Deed as recorded.

3. That the correct Legal description should read as follows:

   Land in Davidson County, Tennessee, being Unit A & B of Homes at 327 Vivelle, a Horizontal Property Regime as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for Homes at 327 Vivelle, a Horizontal Property Regime With Private Elements (a Planned Unit Development) pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record in Instrument Number 20200420-0041379 and Corrected as Instrument No. 20201208-0142825, Register's Office for Davidson County, Tennessee, and Bylaws appended thereto as Exhibit "B", said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration.

4. That this affidavit was given to explain the error and to assist the present owner as well as all future owners, lenders, title examiners and insurers.

Robert L. Scruggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Robert L. Scruggs, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 21st day of April 2021

My commission expires:
-

Notary Public

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

Certificate of Authenticity

I, Robert L. Scruggs, 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, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1-3-2022.