This Instrument Prepared By and Return To:
Magnolia Title & Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 691610 AFFIDAVIT
08/05/2021 03:13:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210805-0105757

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Ryan Lux**, hereinafter referred to as Affiant, on this the 4th day of August, 2021, and after first being duly sworn according to law, does state the following as true and correct to the best of his/her knowledge, information and belief:

1. That Affiant prepared a Warranty Deed of record in **Instrument Number 20210723-0099085**, Register's Office for Davidson County, Tennessee, by and between **LLM Holdings, LLC, a Tennessee limited liability company** (Grantor) and **Lindsay Ann Lapinski and Michael Joseph Lapinski, wife and husband** (Grantee).

2. That the legal description in said Warranty Deed was recorded with a typographical error in that the unit designation was incomplete.

3. That the correct and complete legal description should read:

   Land in Davidson County, Tennessee, being Unit A 2206, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Porter Road Commons, A Horizontal Property Regime with Private Elements of record as Instrument No. 20200612-0060410 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Patsy M. Collins, a single person by Warranty deed from Isham E. Smith and wife, Nelle R. Smith of record in Book 7085, page 231, Register's Office for Davidson County, Tennessee, dated December 11, 1986 and recorded on December 30, 1986.

   Being a portion of the same property conveyed to LLM Holdings, LLC, a Tennessee limited liability company by Warranty deed from Patsy Collins, a single person of record in Instrument No. 20200130-0010920 Register's Office for Davidson County, Tennessee, dated January 28, 2020 and recorded on January 30, 2020.

   Being also known as 2206 Porter Road Nashville, TN 37206.

4. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth naught.

Ryan Lux

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ryan Lux**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of August 2021.

NOTARY PUBLIC

My Commission Expires: _____

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/4/21.

Date

Affiant Signature

8/4/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of August, 2021.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)