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

Karen Johnson Davidson County
Batch# 699564 AFFIDAVIT
08/18/2021 08:01:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210818-0111440

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Ryan Lux**, hereinafter referred to as Affiant, on this the 17th 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 20210629-0088282**, Register's Office for Davidson County, Tennessee, by and between **Randall Edward Haley and Martha Butterfield, husband and wife** (Grantor) and **Rashmi George, married, Digvijay Nikam, married, Nilianjan Mikerji and Nishith Jobalia, married, as tenants in common with right of survivorship** (Grantee).

2. That the legal description in said Warranty Deed was recorded with a typographical error in that the reference to the previously recorded Declaration of Covenants, Conditions and Restrictions for Residences at 1301 Baptist World Center, a Horizontal Property Regime with Private Elements was incorrect.

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

Land in Davidson County, Tennessee, being Unit B, Residences at 1301 Baptist World Center, and described in a Declaration Establishing a Horizontal Property Regime of record in Instrument No. 201911220120526, as amended in Instrument No. 202008110089385, and Instrument No. 202102090018553, in the Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Leonora Coleman and Missy Coleman by Warranty deed from W. J. Lewis and wife Louise S. Lewis of record in Book 9840, page 286 Register's Office for Davidson County, Tennessee, dated October 27, 1995 and recorded on October 27, 1995.

Being a portion of the same property conveyed to Randall Edward Haley and Martha Butterfield, husband and wife by Warranty deed from Leonora Coleman, married and Missy Coleman of record in Instrument No. 20191008-0103165 Register's Office for Davidson County, Tennessee, dated October 03, 2019 and recorded on October 08, 2019.

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 17th 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 **8/17/21**.

Date

Affiant Signature

8/17/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** 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)