Karen Johnson Davidson County
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Prepared BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard
Suite 130
Nashville, TN 37215
File No. 200325356

AFFIDAVIT OF WILLIAM T. CHAPMAN, IV, ATTORNEY AT LAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on September 3, 2020, William T. Chapman, IV, Attorney at Law, was an employee of Chapman & Rosenthal Title, Inc., and in his capacity with Chapman & Rosenthal Title, Inc., he prepared and notarized a Warranty Deed transferring property located at 7059 Westside Circle, Nashville, TN 37205 from Boost Commons Development, LLC, a Tennessee Limited Liability Company to Stephen H. Horrell.

WHEREAS, on September 8, 2020, William T. Chapman, IV, Attorney at Law, sent for recording said Warranty Deed but incorrectly cited the Horizontal Property regime act as Title 66, Section 17-103(b). It should have read **§ 66- 27-103(b)**. The legal description should have read as follows:

> Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit No. 33, together with the appurtenant common elements, of 1101 Boost Commons, created under **§ 66-27-103(b),** et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements of record in Instrument No. 20180921-0093677, as amended in Instrument No(s). 20181105-0109337 and 20190930-0099544, Register's Office for Davidson County, Tennessee, 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 of 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements, provided in said Declaration, together with the By-Laws appended thereto, the site-plan of Boost Commons filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

WHEREAS, the aforementioned Warranty Deed was incorrectly recorded in the Register's Officeof Davidson County, Tennessee in Instrument No. 20200908-0101935, by scrivener's error, and William T. Chapman, IV, Attorney at Law, by this sworn affidavit, desires to correct this error by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

William T. Chapman, IV, Attorney at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named affiant, William T. Chapman, IV, Attorney at Law, who being by me first duly sworn according to law, states on oath that the statements contained in the above and foregoing instrument as true and correct as therein stated and set forth.

WITNESS my hand and Official Seal at office this 6 day of August, 2021.

NOTARY PUBLIC

My Commission Expires:_____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024