Karen Johnson Davidson County
Batch# 731143 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20211006-0134547

THIS INSTRUMENT PREPARED BY:
Richard W. Sebastian, Atty.
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
File No. 34335

SCRIVENER'S AFFIDAVIT

Whereas, by Warranty Deed recorded as Instrument No. 20210802-0103414, in the Register's Office for Davidson County, Tennessee, Regent Homes, LLC, a Tennessee limited liability company, Grantor, conveyed to Audrey Ann Garcia, married (the "Individual Interest"), as to and undivided 50% interest, Brian Bonafede and Dina Bonafede as tenants by the entirety (the "Entirety Interest"), as to an undivided 50% interest, the said Individual Interest and Entirety Interest, as they relate to each other, being held as tenants in common, Grantees, certain property described therein; and

Whereas, the property description appearing on said Warranty Deed contained error in reference to the plat book's Instrument Number in that it's for a different phase and currently reads as follows:

Land in Davidson County, Tennessee, being Lot No. 267 on the Plan of Phase 7, Section 1B, Carothers Crossing of record in Plat at Instrument No. 20210120-0008752, 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 Regent Homes, LLC, a Tennessee Limited Liability company by Quitclaim deed from McGowan Family Limited Partnership, a Tennessee Limited Partnership of record in Instrument No. 20190528-0050141 Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on May 28, 2019.

Now, therefore, Richard W. Sebastian, a resident of Davidson County, Tennessee, hereinafter referred to as "Affiant," being duly sworn according to law, who states as follows:

This property is also known as improved property located at:

712 Goswell Drive
Nolensville, TN 37135
Map & Parcel 188-10-0A-267.00CO

That Affiant, a partner of Ortale Kelley, prepared said Warranty Deed by and between the above parties to convey real property located in Davidson County; that said Warranty Deed contained an error in the derivation clause of the legal description, and that said Warranty Deed is corrected to read as follows:

Land in Davidson County, Tennessee, being Lot No. 267 on the Plan of Phase 7, Section 1B, Carothers Crossing of record in Plat at Instrument No. 20200910-0103222, 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 Regent Homes, LLC, a Tennessee Limited Liability company by Quitclaim deed from McGowan Family Limited Partnership, a Tennessee Limited Partnership of record in Instrument No. 20190528-0050141 Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on May 28, 2019.

Executed at Nashville, Tennessee, this 4th day of October, 2021.

Richard W. Sebastian, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of October, 2021, personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

NOTARY PUBLIC

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 08, 2022

MY COMMISSION EXPIRES: