Karen Johnson Davidson County
Batch# 761250 AFFIDAVIT
11/24/2021 03:32:13 PM 1 pg
Fees: $12.00 Taxes: $0.00
20211124-0156534

This Instrument Prepared by and Return to:
Premier Escrow, LLC
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

SCRIVENER'S AFFIDAVIT

Comes now D. Dylan Potter, Attorney, of Nashville, Tennessee, and states on oath pursuant to T.C.A. § 66-24-101 (a) (27):

1. That I or a member of my staff prepared a Warranty Deed, of record in Instrument No. 20160711-0070829 Register's Office for Davidson County, Tennessee. Everett Associates, A Tennessee General Partnership was the Grantor and Andrew Ward, unmarried man was the Grantee.

2. That through inadvertence the legal description was incorrect as recorded.

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

Land in Davidson County, Tennessee, being Unit B of 1921 A and B Warfield, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1921 A and B Warfield, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150615-0056883, 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 1921 A and B Warfield, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150615-0056883, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

4. That this Affidavit is given to correct any defect in title by reason of the aforesaid defective instrument.

Further, the Affiant sayeth naught.

Dated this 24th day of November, 2021.

D. Dylan Potter, Attorney

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 D. Dylan Potter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24th day of November, 2021.

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

Notary Public

My Commission Expires: _____ (seal)