Karen Johnson Davidson County
Batch# 768803 AFFIDAVIT
12/07/2021 10:11:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211207-0161879

This Instrument Was Prepared By:
Spencer Fane Bone McAllester (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

SCRIVENER'S AFFIDAVIT

This Scrivener's Affidavit relates to a Special Warranty Deed from Johnie Troy Wilson and Olivia C. Stovall-Wilson to Jessica M. Holman and Antwan L. Holman, dated October 31, 2017, which is of record in Instrument No. 20171115-0117391, Davidson County Register of Deeds (the "Warranty Deed"), meant to convey certain real property known as Map-Parcel Number 094-16-0E-002.00, 602 Spence Enclave Way, Nashville, Davidson County, Tennessee (the "Property").

After being first duly sworn, the undersigned deposes and states as follows:

1. I am an attorney licensed to practice law in the State of Tennessee.

2. I prepared the Warranty Deed, which is the subject of this Scrivener's Affidavit.

3. Through an inadvertent, typographical error in the legal description, the legal description is incorrectly listed in Exhibit A of the Warranty Deed as follows:

> Land in Sumner County, Tennessee, being Unit 2 on the Horizontal Property Regime for Spence Enclave Townhomes, a planned unit development, of record in Instrument Number 20061115-041672, amended in Instrument Number 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102 and 20100427-0031915 corrected by Scrivener's Affidavit and Correction Instrument of record in Instrument Number 20100428-0032407, further amended in Instrument No. 202121116-0105801, said Register's Office for Sumner County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Troy Wilson, of record in Instrument No. 20070904-0106111, Register's Office for Sumner County, Tennessee. Being further conveyed to Johnie Troy Wilson and Olivia C. Stovall-Wilson, husband and wife, as tenants by the entirety, by Quitclaim Deed from Johnie Troy Wilson who acquired title as Troy Wilson, a married man, of record in Instrument No. 20160801-0079121, Register's Office for Sumner County, Tennessee.
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> This is improved property known as 602 Spence Enclave Way, Nashville, Tennessee 37210.

3. The Warranty Deed is hereby corrected by deleting the above referenced legal description in its entirety and replacing it with the following so that the legal description shall read:

> Land in Davidson County, Tennessee, being Unit 2 on the Horizontal Property Regime for Spence Enclave Townhomes, a planned unit development, of record in Instrument Number 20061115-041672, amended in Instrument Number 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102 and 20100427-0031915 corrected by Scrivener's Affidavit and Correction Instrument of record in Instrument Number 20100428-0032407, further amended in Instrument No. 20121116-0105801, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Troy Wilson, by deed, of record in Instrument No. 20070904-0106111, Register's Office for Davidson County, Tennessee. Being further conveyed to Johnie Troy Wilson and Olivia C. Stovall-Wilson, husband and wife, as tenants by the entirety, by Quitclaim Deed from Johnie Troy Wilson who acquired title as Troy Wilson, a married man, of record in Instrument No. 20160801-0079121, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 602 Spence Enclave Way, Nashville, Tennessee 37210.

4. The Warranty Deed is further corrected by deleting the word, "Sumner County" as it appears in the first paragraph of the Warranty Deed and replacing it with "Davidson County."

The above statements are true and correct to the best of my knowledge.

Signed, sworn and dated this 7th day of December, 2021.

FURTHER AFFIANT SAYS NOT.

Andrea P. Perry

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county mentioned, personally appeared Andrea P. Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who did say upon oath that the facts recited in this instrument are true, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 17th day of December, 2021.

Natalina D. Eckerman
NOTARY PUBLIC

My Commission Expires: September 6, 2022

NATALINA D. ECKERMAN
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON