Karen Johnson Davidson County
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Prepared by:
Wagon Wheel Title and Escrow, LLC
204 South 11th Street
Nashville, TN 37206

SCRIVENER'S AFFIDAVIT

State of Tennessee
County of Davidson

The undersigned, Steven T. Morris, being first duly sworn, deposes and makes oath as follows:

I prepared the following documents:

1. Warranty Deed dated October 26, 2021 from Mason Avenue, LLC to Anthony Torres Espinoza, a single person, and Meagan Elaine Lutz, a single person, as tenants in common with rights of survivorship, recorded on December 2, 2021 at Instrument No. 20211202-0159799, Register's Office for Davidson County, Tennessee

The mailing address and map/parcel of the real property contained in the above-referenced instrument were incorrect, and the legal description omitted reference to a recently filed amendment to the Declaration of Covenants, Conditions and Restrictions for 119 Mason Avenue Condominiums.

Therefore, in order to comply with the intentions of the parties to said instrument, the following corrections are hereby made:

1. The map/parcel is hereby updated to 104-02-3P-012.00 CO
2. The mailing address is hereby updated to 119 Mason Avenue, #305, Nashville, TN 37203
3. The legal description is hereby amended to the following in order to add reference to the amendment: *Land in Davidson County, Tennessee, being Unit 307 as depicted on Exhibit "B" of the First Amendment to Declaration for 119 Mason Avenue Condominium as filed in Instrument No. 20210830-0116345, amending the Declaration of Covenants, Conditions and Restrictions for 119 Mason Avenue Condominiums, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171005-0102455, together with an undivided interest in the common elements, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.*

Witness my hand this 3rd day of January, 2022.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven T. Morris, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of January, 2022.

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 01/04/2022 ____ (date of document).

Affiant Signature

01/04/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4th day of January, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025