This Instrument Prepared By and Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road,
Mt. Juliet, TN 37122

File: 21-4200

Karen Johnson Davidson County
Batch# 793770 **AFFIDAVIT**
01/21/2022 10:09:06 AM 1 pg
Fees: $12.00 Taxes: $0.00

20220121-0008005

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Tonya Thomas, who states the following:

On November 23, 2021, Four Star Title, LLC prepared a Warranty Deed, whereas Fireball 1960 LLC 1 LLC, a Tennessee Limited Liability Company, conveyed property to Diane H. Primeaux. Said Warranty Deed was recorded on December 6, 2021 at Instrument Number 20211206-0161277, Register's Office for Davidson County, Tennessee, with an incorrect legal description.

This Scrivener's Affidavit is to correct the unintentional errors. The legal description of the tract or parcel of the real property intended to be conveyed, should have been recited as:

Land in Davidson County, Tennessee, being Unit A, on the Horizontal Property Regime with Private Elements for Annex Court, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170322-0027968, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Fireball 1960, LLC 1, a Tennessee Limited Liability Company by Deed dated May 23, 2019 from Cornelius Design, LLC, a Tennessee Limited Liability Company, recorded June 10, 2019, in Instrument Number 20190610-0055395, in the Register's Office of Davidson County, Tennessee.

Property Address: 638A Annex Avenue, Nashville, TN 37209
Map/Parcel: 090-08-0S-001.00

Any and all terms of the Warranty Deed, as recorded, not specifically changed, are intended and shall continue to remain in full force and effect.

Tonya Thomas
Four Star Title, LLC

OATH AND ACKNOWLEDGMENT

Before me, the undersigned Notary, in and for said County and State, personally appeared the within named Tonya Thomas, who has read the foregoing Scrivener's Affidavit and agrees that the statements are true and accurate.

WITNESS my hand and Official Seal this 20th day of January, 2022.

NOTARY

My Commission Expires: 2/22/22

**Maximum principal indebtedness for Tennessee Tax Purpose is $0.00.

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY