Karen Johnson Davidson County
Batch# 797954 AFFIDAVIT
02/01/2022 08:50:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220201-0011309

This Instrument Prepared By:
GreenVue Title & Escrow, LLC
451 N Thompson Lane, Suite D
Murfreesboro, TN 37129
Office: 615.900.1242

Reference: Warranty Deed
Instrument #: 20220105-0002233

SCRIVENER'S AFFIDAVIT

Before me, the undersigned attesting officer, came Jennifer Harris on behalf of GreenVue Title & Escrow, LLC, who being sworn duly deposes as follows:

GreenVue Title & Escrow, LLC was the settlement agent on the 30th day of December 2021 representing SDS Ventures, LLC, a Texas limited liability company (hereinafter referred to as "Grantee") for a transaction involving the property described below, attached hereto and incorporated herein by reference:

LAND in Davidson County, Tennessee, described as follows, to wit:
305 Church Street, Unit 102, and rights to one parking space, of the Church Street Lofts of the Banner Block Condominiums, as established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof, and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed and By-Laws establishing a Horizontal Property Regime of The Banner Block Condominiums, of record as Instrument No. 20050527-0060419, as amended by First Amendment of record as Instrument No. 20050927-0115946, Second Amendment of record as Instrument No. 20060728-0091581, Third Amendment of record as Instrument No. 20060731-0092812, Fourth Amendment of record as Instrument No. 20060907-0110529, Fifth Amendment of record as Instrument No. 20061013-0127441, such Fifth Amendment being re-recorded as Instrument No. 20061027-0133858, and by Sixth of record as Instrument No. 20180315-0024341, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Henry J. Coffey, Jr. and Susan C. Castle, Co-Trustees, Coffey-Castle Family Revocable Living Trust Agreement dated February 12, 2021, by Quitclaim Deed from Susan C. Castle and Henry J. Coffey, Jr., as tenants in common, dated 2/12/2021 and recorded 2/25/2021 in Instrument No. 20210225-0024160; and being the same property previously conveyed to Susan C. Castle and Henry J. Coffey, Jr., as tenants in common, by General Warranty Deed from 303 Church, LLC, a Tennessee limited liability company, dated 3/30/2007 and recorded 4/3/2007 in Instrument No. 20070403-0039836, in the Register's Office of Davidson County, Tennessee.

2.

In conjunction with said closing, there was a Warranty Deed from Henry J. Coffey, Jr. and Susan C. Castle, Co-Trustees, Coffey-Castle Family Revocable Living Trust Agreement dated February 12, 2021 to SDS Ventures, LLC, a Texas limited liability company recorded 1/5/2022 in Instrument No. 20220105-0002233 in the Register's Office of Davidson County, Tennessee,

3.

A scrivener's error was made in said Warranty Deed that the address for the tax bills was incorrect, and the changes are as follows:

Name and Address for Tax Bills: SDS Ventures, LLC, a Texas limited liability company
3550 Natures Way
New Braunfels, TX 78132

4.

The purpose of the affidavit is to put all parties on notice of the above-described error and to correct the same.

5.

Affiant is aware that this Affiant will be relied upon by lenders, attorneys, title holders, prospective purchasers and title insurance companies.

Jennifer Harris

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within Jennifer Harris, the within named bargainor, with 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 purpose therein contained.

Witness my hand and official seal this 4th day of January 2022.

NICK PETERS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires:

11.21.2024

True Copy Certification

I, Jennifer Harris, 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 1-4-2022 (date of document).

Affiant Signature

1-20-2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20th day of January, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

NICK PETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY