Karen Johnson Davidson County
Batch# 801797 AFFIDAVIT
02/08/2022 01:35:03 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220208-0014495

This instrument prepared by:
Lehman Title & Escrow, LLC
1646 Westgate Circle, Ste. 102
Brentwood, TN 37027

SCRIVENER'S AFFIDAVIT

Re: Correction of Warranty Deed from JVK Development, LLC, a Tennessee limited liability company, to Brooke Blakeley, an unmarried person, recorded as Instrument No. 20200916-0105700, Register's Office for Davidson County, TN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The undersigned, Whitney Lehman, an employee with Lehman Title & Escrow, LLC ("Lehman"), makes oath that the following statements are true to the best of his/her knowledge, information, and belief:

That Lehman prepared a warranty deed (the "Warranty Deed") dated September 15, 2020, in which JVK Development, LLC, a Tennessee limited liability company, conveyed title to certain real property located at 522 A Eastboro Drive, Nashville, Tennessee, 37209 (the "Property"), to Brooke Blakeley, an unmarried person, said deed having been recorded on September 16, 2020, as Instrument No. 20200916-0105700, Register's Office for Davidson County, Tennessee; and

That, by inadvertence, the legal description of the Property set forth on page 1 of the Warranty Deed failed to include a reference to the recording of an amendment (the "Amendment") to the Declaration of Covenants, Conditions, and Restrictions for 522 Eastboro Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200224-0019817, Register's Office for Davidson County, Tennessee; and

That this affidavit is being made to correct the legal description of the Property set forth on page 1 of the Warranty Deed by deleting the first paragraph of said legal description in its entirety and substituting in its place the following for the purpose of referencing the Amendment:

Being Unit No. 522A, together with the appurtenant interest in the common elements of 522 Eastboro Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20200224-0019817, as amended by First Amendment of record in Instrument No. 20200729-0083368, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the First Amendment to Declaration of record in Instrument No. 20200729-0083368, Register's Office for Davidson County, Tennessee.

FURTHER AFFIANT SAYETH NOT.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Subscribed and sworn to before me this 7th day of February, 2022.

Notary Public

My commission expires 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Whitney Lehman, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 7th day of February, 2022.

Notary Public

My commission expires 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY