This instrument prepared by:
Commerce Title & Escrow, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

File No.: RES-21-1806B

Karen Johnson Davidson County
Batch# 814780 AFFIDAVIT
03/03/2022 11:27:10 AM 1 pg
Fees: $12.00 Taxes: $0.00

20220303-0024342

SCRIVENER'S AFFIDAVIT

(Reference to Warranty Deed of record in Instrument Number 20210603-0074242, Register's Office for Davidson County, TN)

Comes now, Commerce Title & Escrow, LLC, with its principal place of business located at 513 3rd Avenue South, Nashville, TN 37210, by and through its authorized agent, Adam G. LaFevor, and states on oath:

1. That Commerce Title & Escrow, LLC had cause to prepare and record a Warranty Deed ("Recorded Instrument") executed by 1806 Neal Terrace, GP, a Tennessee Partnership ("Grantor") to Scout Opportunity Fund, LLC, a Tennessee limited liability company ("Grantee") of record in Instrument Number 20210603-0074242, in the Register's Office for Davidson County, Tennessee;
2. That the legal description as stated in the Recorded Instrument contained a typographical error in the legal description, erroneously identifying property as "Unit A". However, "Unit A" was actually conveyed between the same parties by Warranty Deed recorded in Instrument No. 20210603-0074241, in the Register's Office for Davidson County, Tennessee.
3. The correct unit to be conveyed in Instrument Number 20210603-0074242 was "Unit B"
4. That the accurate legal description of the property conveyed is as follows:

   A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 1806 Neal Terrace, a Horizontal Property Regime, of record in Instrument Number 20210419-0051730, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

5. That this affidavit is given to correct and explain the error and to assist the present owner(s) as well as all future owners, lenders, title examiners, and insurers.

EXECUTED on the 28th day of February, 2022.

Commerce Title & Escrow, LLC

By: Adam G. LaFevor, Authorized Agent

MACKENZIE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Adam G. LaFevor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Authorized Agent** of **Commerce Title & Escrow, LLC,** that he as such **Authorized Agent**, being authorized to do so, executed the within instrument for the purposes therein contained. Witness my hand and official seal at office this 28th day of February, 2022.

Notary Public
My commission expires:
9-8-25