This document prepared by and return to:
Hywater Title, LLC
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Karen Johnson Davidson County
Batch# 827599 AFFIDAVIT
03/24/2022 10:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220324-0033969

SCRIVENER'S AFFIDAVIT

The undersigned, Jim A. Hyde, who is over eighteen (18) years of age and whose address is 1800 S Rutherford Blvd STE 203 Murfreesboro, TN 37130, being duly sworn, states as follows:

A Quitclaim Deed, dated June 30, 2020 of record in Instrument No. 20200702-0071735, in the Register's Office for Davidson County, Tennessee, was executed by **Mary Evelyn Fitzpatrick, Executrix of the Glenda Kay Higgins Estate as evidenced by will of record in Probate File No. 19P1730, Office of the Probate Court for Davidson County, Tennessee**, as grantor, conveying to **Deborah Higgins Quigley, an unmarried woman**, as grantee, certain property located in Davidson County, Tennessee, as more particularly described herein:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel No. 79, being Unit No. **3-211**, in the Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Elizabeth Burns, unmarried, by deed from Ervin M. Entrekin, Trustee of record in Book 5316, page 452, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Glenda Kay Higgins, unmarried, by Warranty Deed from Elizabeth Burns dated August 14, 1980,of record in Book 5637, page 921, said Register's Office.

The said Glenda Kay Higgins having died testate on September 7, 2019, and appointed Mary Evelyn Fitzpatrick as her Executrix by Will of record in the Probate Court Case No. 19P1730, Office of the Clerk for Davidson County, Tennessee.

Further having been conveyed to Deborah Higgins Quigley by Quitclaim Deed from Mary Evelyn Fitzpatrick, Executrix of the Glenda Kay Higgins Estate as evidenced by will of record in Probate File No. 19P1730, Office of the Probate Court for Davidson County, Tennessee, on June 30, 2020 and recorded on July 2, 2020 and filed for record in Instrument No. 20200702-0071735, said Register's Office.

Subject to all matters on Plan of record in Plat Book 5200, page 64, Register's Office for said County; Master Deed of record in Book 5304, page 702, as amended in Book 7841, page 557, and Book 11362, page 463, Register's Office for said County; By-Laws of record in Book 5204, page 745, as amended in Book 9830, page 181, Register's Office for said County; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3879, page 569, Register's Office for said County; Dedication of Easement of record in Book 4320, page 896, Register's Office for said County; Easement to Comcast of Nashville, LLC, of record in Instrument No. 20110930-0075704, and Instrument No. 20150814-0081514, Register's Office for said County; Maintenance Agreement of record in Book 7658, page 278, Register's Office for said County; lien for special assessments as contained in the restrictions; and, rights of others in and to the common areas and elements.

In said instrument, the most recent Quitclaim Deed unintentionally identified the unit as "3-211", rather than "B-211". The purpose of this Affidavit is to correct the Instrument No. as follows:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel No. 79, being Unit No. **B-211**, in the Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Elizabeth Burns, unmarried, by deed from Ervin M. Entrekin, Trustee of record in Book 5316, page 452, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Glenda Kay Higgins, unmarried, by Warranty Deed from Elizabeth Burns dated August 14, 1980,of record in Book 5637, page 921, said Register's Office.

The said Glenda Kay Higgins having died testate on September 7, 2019, and appointed Mary Evelyn Fitzpatrick as her Executrix by Will of record in the Probate Court Case No. 19P1730, Office of the Clerk for Davidson County, Tennessee.

Further having been conveyed to Deborah Higgins Quigley by Quitclaim Deed from Mary Evelyn Fitzpatrick, Executrix of the Glenda Kay Higgins Estate as evidenced by will of record in Probate File No. 19P1730, Office of the Probate Court for Davidson County, Tennessee, on June 30, 2020 and recorded on July 2, 2020 and filed for record in Instrument No. 20200702-0071735, said Register's Office.

Subject to all matters on Plan of record in Plat Book 5200, page 64, Register's Office for said County; Master Deed of record in Book 5304, page 702, as amended in Book 7841, page 557, and Book 11362, page 463, Register's Office for said County; By-Laws of record in Book 5204, page 745, as amended in Book 9830, page 181, Register's Office for said County; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3879, page 569, Register's Office for said County; Dedication of Easement of record in Book 4320, page 896, Register's Office for said County; Easement to Comcast of Nashville, LLC, of record in Instrument No. 20110930-0075704, and Instrument No. 20150814-0081514, Register's Office for said County; Maintenance Agreement of record in Book 7658, page 278, Register's Office for said County; lien for special assessments as contained in the restrictions; and, rights of others in and to the common areas and elements.

This is improved property known as 1900 Richard Jones Road, Unit B-211, Nashville, TN 37215

To note, a Scrivener's Affidavit was recorded in Instrument No. 20200820-0094065 to correct the same error made on a Warranty Deed of Record in Instrument No. 20200702-00717363, Register's Office for Davidson County, Tennessee.

This Affidavit is made of my personal knowledge for the purpose of correcting the error above described. The undersigned certifies under penalty of perjury that the foregoing is true and correct.

Dated effective as of March 15, 2022.

(Affiant)

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this the 15th day of March, 2022, before me, a Notary Public, personally appeared Jim A. Hyde, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing affidavit and who acknowledged that he/she executed the same as his/her free act and deed. She/he also made oath that she/he has read the foregoing affidavit and that the things and matters contained therein are true and correct. The affiant did further acknowledge that she/he executed the within described document for the purpose of correcting the scrivener's error therein described.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the date first above written.

Notary Public
My commission expires: 11-22-25

JOANNA W FOWLER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Jami K. Averwater, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 3/15/2022 (date of document).

Jami K. Averwater
Signature

3/15/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 15th day of March, 2022

Merissa L Leaver
Notary Public
My Commission Expires: 11/22/2025
Seal

