THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 868984 AFFIDAVIT
06/09/2022 10:48:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220609-0065797

AFFIDAVIT OF SCRIVENER'S ERROR

Recorder Please Note: Please kindly update the real estate records to reflect this correction, so that the original **Warranty Deed**, of record at **Instrument No. 20220404-0038423, Davidson County Register of Deeds**, and this Affidavit of Scrivener's Error will be cross-referenced one to the other. This is a correction to **the legal description**.

Comes now **W. Aaron Fortner**, the Affiant, who is over 18 years of age, and he would state as follows, to wit:

1. The Affiant prepared a **Warranty Deed,** by David Andrew Francy as Grantor and Maegan Manning and Chase Manning, wife and husband, as Grantees, made of record at **Instrument No. 20220404-0038423, Davidson County Register of Deeds**; and

2. It has come to the attention of the Affiant that an inadvertent scrivener's error was made regarding the statement of the legal description as stated in said instrument; and

3. The Affiant now makes this Affidavit of Scrivener's Error with the intent and purpose of correcting said error so that it shall now be stated for the records that the legal description of the Property should be stated as follows in the above said Warranty Deed, to wit:

> Land in Davidson County, Tennessee, being **Unit No. 10-B**, on the Horizontal Property Regime for Stratford Place, as recorded in the Master Deed of record in Book 6472, page 47, amended in Book 7140, pge 592, Book 7234, page 801, Book 7353, page 472, Book 7426, page 234, Book 7756, page 116, Book 7903, page 652, Instrument No. 20040402-0037662, Instrument No. 20130425-0041343, Instrument No. 20161118-0122027, Instrument No. 20161216-0132255, Instrument No. 20180213-0014344 and Instrument No. 20190715-0069123, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

I hereby affirm that the statements made in this Affidavit are true and correct to the best of my knowledge.

Further the Affiant saith naught.

EXECUTED this the 23RD **day of** MAY, **2022:**

W. AARON FORTNER

COUNTY OF Williamson)
)
STATE OF TENNESSEE)

Sworn and subscribed before me, by W. Aaron Fortner, this 23rd **day of** May, **2022:**

NOTARY PUBLIC

My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 5/23/2022 (date of document).

Date: 5/23/2022

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 22nd day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6-13-22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY