Karen Johnson Davidson County
Batch# 871833 AFFIDAVIT
06/15/2022 12:01:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220615-0068418

Prepared by:
Wagon Wheel Title and Escrow, LLC
204 South 11th Street
Nashville, TN 37206

SCRIVENER'S AFFIDAVIT

State of Tennessee
County of Davidson

The undersigned, Eric Harris, being first duly sworn, deposes and makes oath as follows:

I prepared the following documents:

1. Quitclaim Deed dated November 22, 2021, from Sean M. Byrne and Jennifer M. Byrne, to JSMB Properties, LLC, which was recorded in Instrument No. 20211206-0161150, Register's Office for Davidson County, Tennessee;

The map/parcel of the real property contained in the above-referenced instrument was incorrect, and the legal description omitted reference to an amendment to the Declaration of Covenants, Conditions and Restrictions for 119 Mason Avenue Condominiums.

Therefore, in order to comply with the intentions of the parties to said instrument, the following corrections are hereby made:

1. The map/parcel is hereby updated to 104-02-3P-010.00CO

2. The legal description is hereby amended to the following in order to add reference to the amendment: *Land in Davidson County, Tennessee, being Unit 304 as depicted on Exhibit "B" of the First Amendment to Declaration for 119 Mason Avenue Condominiums as filed in Instrument No. 20210830-0116345, amending the Declaration of Covenants, Conditions and Restrictions for 119 Mason Avenue Condominiums, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171005-0102455, together with an undivided interest in the common elements, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more completed description of the property.*

Witness my hand this 6th day of June, 2022.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven T. Morris, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of June, 2022.

Notary Public

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 06/09/2022 ____ (date of document).

Affiant Signature

06/09/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 9 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025