Scrivener's Affidavit of Preparation of Quit Claim Deed

(of record in Instrument #20210811-0108202)

Karen Johnson Davidson County
Batch# 922887 AFFIDAVIT
09/28/2022 04:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220928-0107380

Comes now Concord Title, by and through its authorized agent, and states on oath:

1. That Concord Title prepared a certain Quit Claim Deed in which William C. Shults and Melissa K. Shults, Husband and Wife was stated to be the grantor and Old Town Road Real Estate Holdings, LLC, a Tennessee Limited Liability Company was stated to be the grantee;
2. That said Quit Claim Deed was recorded with the Register of Deeds of Davidson County, Tennessee in Instrument Number 20210811-0108202 on August 11, 2021;
3. That said Quit Claim Deed had the incorrect legal description;
4. That the correct legal description should be:

Land in Davidson County, Tennessee, being Unit 12 on the Plan of Highland Heights, a Horizontal Property Regime with Private Elements, as shown in the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Highland Heights, as set forth in Exhibit " B" of record in Instrument No. 20210429-0057914, Register's Office for Davidson County, Tennessee, (formerly known as Unit 4 on the Plan of Cherokee Place as set forth in Exhibit "B" of record in Instrument No. 20181130-0116688, Scrivener' s Affidavit in Instrument No. 20181205-0118709 and amended in Instrument No. 20190125-0007731 and Instrument No. 20200203-0012211) to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Metropolitan Office for Development, LLC by Warranty deed from Barry A. Peterson, unmarried of record in Instrument No. 20150501-0039404 Register's Office for Davidson County, Tennessee, dated April 29, 2015 and recorded on May 01, 2015.

Being a portion of the same property conveyed to AT2 Cherokee, LLC, a Delaware limited liability company by Special Warranty deed from Metropolitan Office for Development, LLC, a Delaware limited liability company of record in Instrument No. 20200203-0012209 Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 03, 2020.

Being a portion of the same property conveyed to AT2 Cherokee, LLC, a Delaware limited liability company by Quitclaim deed from Metropolitan Office for Development, LLC, a Delaware limited liability company of record in Instrument No. 20200203-0012210 Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 03, 2020.

Being the same property conveyed to William C. Shults and Melissa K. Shults, Husband and Wife by Warranty Deed from AT2 Cherokee, LLC, a Delaware limited liability company, of record in Instrument No. 20210809-0106955 Register's Office for Davidson County, Tennessee, dated 8/5/2021 and recorded on 8/9/2021.

This instrument prepared by and return to:
Concord Title
3000 Meridian Blvd, Suite 140
Franklin, TN 37067

5. That Concord Title is hereby with this instrument correcting said Quit Claim Deed to reflect the correct grantee name;
6. That this affidavit is given to correct and explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Concord Title

By: _____

Its: Attorney

Witness my hand this 28 day of September, 2022

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 Nick Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed within instrument for the purposes therein contained; and who further acknowledged that he is the Attorney of Concord Title and that he is authorized by Concord Title to execute this instrument on its behalf by her/himself as such Attorney.

_____

Notary Public

My commission expires: 3.7.23

T.P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

This instrument prepared by and return to:
Concord Title
3000 Meridian Blvd. Suite 140
Franklin, TN 37067

Certificate of Authenticity

I, **Nick Harris**, 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 **September 28, 2022**.

Affiant Signature

9/28/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **28th** day of **September**, 20**22**.

Notary's Signature

My Commission Expires: 3/7/22
Date

