Karen Johnson Davidson County
Batch# 924006 AFFIDAVIT
09/30/2022 03:15:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220930-0108328

This Instrument Prepared By and Return To:
Magnolia Title & Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Ryan Lux**, hereinafter referred to as Affiant, on this the 30th day of September, 2022, and after first being duly sworn according to law, does state the following as true and correct to the best of his/her knowledge, information and belief:

1. That Affiant prepared and/or recorded a Warranty Deed of record in **Instrument Number 20200123-0008147**, Register's Office for Davidson County, Tennessee, by and between **Kathe Babich, unmarried** (Grantor) and **Susan A. Vickers, unmarried** (Grantee).

2. That the legal description in said Warranty Deed was recorded with a typographical error in that the reference to the previously recorded Master Deed of Timber Lake Condominiums, Building "C", was incorrect.

3. That the correct and complete legal description should read:

   Being Unit No. 37, Timber Lake Condominium, Building "C", as established in Master Deed of record Book 6549, Page 476, as amended (if applicable) in Book 6561, Page 141 and Book 7153, Page 617, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

   Being a portion of the same property conveyed to Kathe Babich, unmarried, by Warranty Deed from Marian L. Robertson of record in Instrument No. 20040521-0060037, Register's Office for Davidson County, Tennessee.

4. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth naught.

Ryan Lux

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ryan Lux**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2022.

NOTARY PUBLIC

My Commission Expires: 7/6/2024

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2024

Certificate of Authenticity

I, Ryan Lux, 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 9/30/22.

Date

Affiant Signature

9/30/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of September, 2022.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)