Karen Johnson Davidson County
Batch# 949736 AFFIDAVIT
12/09/2022 09:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221209-0128202

This instrument prepared by:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

SCRIVENER'S AFFIDAVIT

Re: Correction of Warranty Deed from Brian Vincent Watkins, unmarried, to Bluegrass Construction Group, LLC, a Tennessee limited liability company, recorded as Instrument No. 20210908-0120544, Register's Office for Davidson County, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

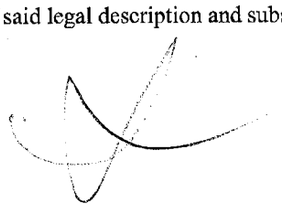
The undersigned, Gabriel R. Lutz, an employee with Rudy Title and Escrow, LLC ("Rudy"), makes oath that the following statements are true to the best of his/her knowledge, information, and belief:

That Rudy prepared a warranty deed (the "Warranty Deed") dated August 31, 2021, in which Brian Vincent Watkins, unmarried, conveyed title to certain real property located at 917 A & B 31st Avenue North, Nashville, Tennessee, 37209 (the "Property"), to Bluegrass Construction Group, LLC, a Tennessee limited liability company, said deed having been recorded on September 8, 2021, as Instrument No. 20210908-0120544, Register's Office for Davidson County, Tennessee; and

That, by inadvertence, the legal description of the Property set forth on page 1 of the Warranty Deed contained an incorrect number designation for the Block in which Lots 15 and 16 on the Plan of Fisk University Place are contained, mistakenly referencing "Block 17" instead of correctly referencing "Block 27"; and

That this affidavit is being made to correct the legal description of the Property set forth on page 1 of the Warranty Deed by deleting "Block 17" in the first line of said legal description and substituting in its place "Block 27."

FURTHER AFFIANT SAYETH NOT.



William E. Grones
Notary Public - State of New York
No. 01GR6443451
Qualified in Clinton County
My Commission Expires 11/07/2026

STATE OF NEW YORK)
COUNTY OF CLINTON)

Subscribed and sworn to before me this 9 day of December, 2022.

Notary Public

My commission expires 11/07/2026

William E. Grones
Notary Public - State of New York
No. 01GR6443451
Qualified in Clinton County
My Commission Expires 11/07/2026

STATE OF NEW YORK)
COUNTY OF CLINTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gabriel R. Lutz, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Champlain, NY, this 9 day of December, 2022.

Notary Public

My commission expires 11/07/2026

I, Gabriel R. Lutz, 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 12/09/2022 (date of document).

Affiant Signature

Date 12/09/2022

State of New York

County of Clinton

William E. Grones
Notary Public - State of New York
No. 01GR6443451
Qualified in Clinton County
My Commission Expires 11/07/2026

Sworn to and subscribed before me this 9 day of December, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/07/2026