Karen Johnson Davidson County
Batch# 957398 AFFIDAVIT
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Fees: $22.00 Taxes: $0.00
20230104-0000629

THIS INSTRUMENT PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY LAW FIRM
330 Commerce Street, Suite 110
Nashville, TN 37201
File No. 35760

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

WHEREAS, by Warranty Deed of record as **Instrument No. 20221221-0131693** in the Register's Office for Davidson County, Tennessee, Regent Homes, LLC, a Tennessee limited liability company, Grantor, conveyed to Alex Samuelson, unmarried woman, certain property described therein; and

WHEREAS, said Warranty Deed contained an error in the legal description.

NOW, THEREFORE, comes Richard W. Sebastian, Attorney at Law, a partner of Ortale Kelley Law Firm and a resident of Williamson County, Tennessee, hereinafter referred to as **"Affiant,"** being duly sworn according to law, states as follows:

THAT Affiant did on December 19, 2022, prepare said Warranty Deed by and between the above parties to convey real property in Davidson County, Tennessee; that said Warranty Deed contained an error in the legal description which showed an incorrect Lot Number, and that said legal description is hereby deleted and the following legal description is substituted therefor:

> A certain Condominium Unit located in Davidson County, Tennessee, being Unit No. 201, of Burkitt Commons Stacked Flats, A Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Burkitt Commons Stacked Flats, A Condominium Development of record in Instrument No. 20210826-0115544 in the Register's Office for Davidson County, Tennessee, as amended by First Amendment to the Declaration of Covenants, Conditions, and Restrictions of Burkitt Commons Stacked Flats, A Condominium Development of record in Instrument No. 20220304-0025194 in said Register's Office, as amended by Second Amendment to the Declaration of Covenants, Conditions, and Restrictions of Burkitt Commons Stacked Flats, A Condominium Development in Instrument No. 20220317-0031260 in said Register's Office, and may be amended from time to time, said Unit being identified on Exhibit "D" attached to said Declaration, as amended,, together with an interest in and to any applicable Limited Common Elements and Common Elements as specified in said Declaration, as amended, said Unit lying within Lot 75 on the Final Plat for Burkitt Commons, Phase 4, of record in Instrument Number 20200617-00630222, in said Register's Office, and subject to the provisions and requirements of that certain Master Declaration for Burkitt

Commons of record in Instrument Number 20180202-0010924, as amended, in said Register's Office, as may be amended from time to time.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Special Warranty Deed from Newco-Burkitt, LLC, a Tennessee limited liability company, of record in Instrument No. 20160421-0039019, Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.

AND:

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Special Warranty Deed from Burkitt Commons, LLC, a Tennessee limited liability company, of record in Instrument No. 20160421-0039020, Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.

AND ALSO:

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from Newco-Burkitt, LLC, a Tennessee limited liability company, and Burkitt Commons, LLC, a Tennessee limited liability company, of record in Instrument No. 20160421-0039022, Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.

THAT Affiant makes this Affidavit for the purpose of correcting said error contained in the Warranty Deed of record as **Instrument No. 20221221-0131693** in the Register's Office for Davidson County, Tennessee.

Executed at Nashville, Tennessee, this the 4 day of January, 2023.

Richard W. Sebastian – Affiant

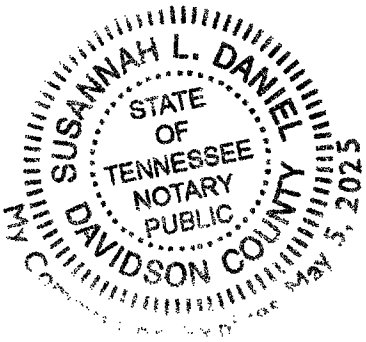
STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

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

Witness my hand and official seal at Nashville, Tennessee, the day and year first above written.

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____



Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 January 4, 2023 (date of document).

Affiant Signature

January 4, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 1/8/2024

NOTARY'S SEAL

