Karen Johnson Davidson County
Batch# 958086 AFFIDAVIT
01/05/2023 11:45:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230105-0000979

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 5th day of January, 2023, 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 20210817-0110884**, Register's Office for Davidson County, Tennessee, by and between **Regal Homes Co., a Tennessee corporation** (Grantor) and **Ashland Rentals, LLC, a Tennessee limited liability company** (Grantee).

2. That the legal description in said Warranty Deed was recorded with a typographical error in that the name of the development was entered as "Homes at 1207 Southside Avenue, a Horizontal Property Regime with Private Elements" instead of it's correct name of "Homes at 1007 Southside Avenue, a Horizontal Property Regime with Private Elements."

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

   Land in Davidson County, Tennessee, being Unit No. B on the plan of Homes at 1007 Southside Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 1007 Southside Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210525-0070883, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

   Being the same property conveyed to Ashland Rentals, LLC, a Tennessee Limited Liability Company by Warranty Deed from Regal Homes Co., a Tennessee Corporation of record in Instrument No. 20210817-0110884 Register's Office for Davidson County, Tennessee, dated August 12, 2021 and recorded on August 17, 2021.

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 5th day of January, 2023.

NOTARY PUBLIC

My Commission Expires: 7/11/2024

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 1/5/23.

Date

Affiant Signature

1/5/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of January, 2023.

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)