Karen Johnson Davidson County
Batch# 975960 AFFIDAVIT
03/01/2023 04:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230301-0014761

This document prepared by and return to:
Hywater Title, LLC
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

SCRIVENER'S AFFIDAVIT

The undersigned, Melody Lynn Carr, who is over eighteen (18) years of age and whose address is 1800 S. Rutherford Blvd., Suite 203, Murfreesboro, TN 37130, being duly sworn, states as follows:

A Warranty Deed, Instrument No. 20230228-0014246, in the Register's Office for Davidson County, Tennessee, was executed by **Ole South Properties, Inc.,** a Tennessee corporation, as grantor, conveying to **Emad Abraham and Hend Habib, husband and wife,** as grantee, certain property located in Davidson County, Tennessee, as more particularly described herein:

Being all of Unit L-55 on the plan of The Ridge at Antioch, a Horizontal Property Regime with Private Elements, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions to The Ridge at Antioch, of record in Instrument No. 20211230-0172041, and amended of record in Instrument No. 20220131-0010914, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Ole South/Craighead Joint Venture, a Tennessee Joint Venture, by deed from The Ridge at Antioch Limited Partnership, a Tennessee Limited Partnership, dated June 28, 2019, appearing of record in Instrument No. 20190701-0063743, of the Register's Office of Davidson County, Tennessee.

Further being a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from Ole South/Craighead Joint Venture, a Tennessee Joint Venture, dated June 24, 2022, recorded on July 6, 2022 and appearing of record in Instrument No. 20220706-0077713, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument No. 20211230-0172041, and amended of record in Instrument No. 20220131-0010914; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210104-0000839; Easements or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey; Subject to the Gulf Interstate Gas Company Easement of record in Book 2244, page 13; Subject to the Colonial Pipeline Easement of record in Book 4607, page 484; Subject to the Easement to Columbia Gulf Transmission Company of record in Book 3463, page 126; Subject to the matters shown on Plan for Forest View Park South, including without limitation sewer easement of

record in Plat Book 6900, pages 160 & 161; Subject to the easements retained in the Metropolitan County Council Bill 088-397, as recorded with Deed of record as Instrument No. 20121130-0109905; Subject to the Declaration of Covenants and Restrictions for Forest View Park South, of record in Book 7075, page 790 and corrected in Book 7079, page 424; Grant of Easement to Piedmont Natural Gas Company, Inc. of record in Instrument No. 20140505-0037955; Post Closing and Temporary Easement Agreement of record in Instrument No. 20160217-0014870; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160915-0097133; Easement Agreement of record in Instrument No. 20161104-0117206; and to any and all matters shown on said plat and survey of record in Instrument No. 20220131-0010914; all of said Register's Office.

In said deed, the consideration or value for the transfer was identified as $354,990.00. This is a scrivener's error and was made unintentionally. This affidavit is given to correct the amount. The correct amount of the consideration or value for the transfer is $324,990.00.

This Affidavit is made of my personal knowledge for the purpose of correcting the error above described. The undersigned certifies under penalty of perjury that the foregoing is true and correct.

Dated effective as of March 1, 2023.

Melody Lynn Carr
(Affiant)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 1st day of March, 2023, before me, a Notary Public, personally appeared Melody Lynn Carr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing affidavit and who acknowledged that she executed the same as her free act and deed. She also made oath that she has read the foregoing affidavit and that the things and matters contained therein are true and correct. The affiant did further acknowledge that she executed the within described document for the purpose of correcting the scrivener's error therein described.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the date first above written.

JW Fowler
Notary Public
My commission expires: 11-22-25

JOANNA W FOWLER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 o 3-1-23 (date of document).

Jami K. Averwater

Signature

3-1-23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of March, 2023.

Melody Lynn Carr

Notary's Signature

MY COMMISSION EXPIRES: 8-16-2025

Seal

