Karen Johnson Davidson County
Batch# 979713 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20230313-0017900

THIS INSTRUMENT PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Scrivener's Affidavit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

(Reference to Warranty Deed of record in Instrument No. 20201001-0113148, Register's Office for Davidson County, Tennessee.)

I, Luke Kellum, Attorney, for Bankers Title & Escrow Corporation, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. That Bankers Title & Escrow Corporation recorded a Warranty Deed executed by Wimbledon Corner, LLC, a Tennessee limited liability company, to Katherine Read Ezell, recorded in Instrument No. 20201001-0113148, Register's Office for Davidson, Tennessee.

2. That a First Amendment to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20200924-0110064, Register's Office for Davidson County, Tennessee, changed the Unit and address number and was not listed on said Warranty Deed. As a result, the legal description and address on said Warranty Deed are not correct.

3. That the legal description listed on said Warranty Deed is incorrectly listed as:

   Land in Davidson County, being Unit No. 1A, on the Plan of Wimbledon Corner, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Wimbledon Corner, a Townhouse Planned Unit Development, of record in Instrument No. 20170922-0097648, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

4. The legal description listed on said Warranty Deed should have been listed as:

   *Land in Davidson County, being Unit No. **3514**, on the Plan of Wimbledon Corner, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Wimbledon Corner, a Townhouse Planned Unit Development, of record in Instrument No. 20170922-0097648, **as amended by First Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Wimbledon Corner, of record in Instrument No. 20200924-0110064**, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.*

5. That the address listed on said Warranty Deed is incorrectly listed as:

   3514 Hilldale Lane, Unit 1A, Nashville, TN 37215

6. The address listed on said Warranty Deed should have been listed as:

   3514 Hilldale Lane, Nashville, TN 37215

All other matters contained in said Warranty Deed remain the same.

FURTHER, Affiant saith not.

BY: Luke Kellum, Attorney
Bankers Title & Escrow Corporation

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Luke Kellum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Attorney of Bankers Title & Escrow Corporation, and that as such she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 10 day of March 2023.

NOTARY PUBLIC

My Commission Expires: 3/7/26

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY