This instrument prepared by:
1st Quality Title, LLC
987 Vesta Rd
Lebanon, TN 37090
615-449-9766

Karen Johnson Davidson County
Batch# 984390 AFFIDAVIT
03/24/2023 10:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230324-0021448

SCRIVENER'S AFFIDAVIT

State of Tennessee
County of Wilson

Before me the undersigned authority appeared at the time of notarization, Kristi McCoy, who being first duly sworn, deposed and states as follows:

1. The undersigned was the preparer of that certain Quitclaim Deed dated June 10, 2022, recorded June 16, 2022, of record in Instrument No 20220616-0069122, Register's Office for Davidson County, Tennessee, executed by Christopher B. Bagwell and Jason McCoy, Members of C&J Builders, LLC conveyed to Bagwell Construction Co., LLC.

2. Whereas, the legal description has an error in it, and therefore the legal description should be shown as follows:

Land in Davidson County, Tennessee, being Units No. 32, 34, 35, 36, 37, 38, 39, 40, 41, and 42 The New Cumberland, Lot C, a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated Section 66-27-101, et seq., and as established by the Declaration of Covenants, Conditions and Restrictions for the Cumberland, Lot C of record in Instrument No. 202108180111887, Register's Office for Davidson County, Tennessee and Bylaws appended thereto as Exhibit "C", said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in said Declaration, reference in hereby made to the plan of The New Cumberland, Lot C, for placement of Units, as shown on Exhibit "C", for a more complete identification and description of such Units.

Being part of the same property conveyed to D&M Development, LLC, a North Dakota limited liability company by Warranty Deed from Jake Douglas Cauley and Patti Parker Cauley, husband and wife, filed for record on January 2, 2018 as Instrument No. 20180102-0000580, Register's Office for said County.

Being the same property conveyed to C&J Builders, LLC , a Tennessee Limited Liability Company, by Warranty Deed from D&M Development, LLC, a North Dakota limited liability company, dated August 13, 2021, recorded August 18, 2021, of record in Instrument No. 20210818-0111888, Register's Office for said County.

This is unimproved property known as 948 Youngs Lane, Nashville, TN 37207.

The Scrivener's Affidavit is executed under oath. Under penalties of perjury, the undersigned swears or affirms that the statements made in this Scrivener's Affidavit are true and correct. The undersigned has personal knowledge of the facts recited in this Scrivener's Affidavit.

Kristi McCoy

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Kristi McCoy, personally known to me, and acknowledged to me that she executed the instrument in her capacity and that by her signature on the instrument, the person upon behalf of which she acted executed the instrument.
Witness my hand and official seal in Lebanon, Tennessee, the 24th day of March, 2023.

Notary Public
My Commission Expires: 12.1.25

JOSH HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, **Kristi McCoy**, 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 **March 24, 2023.**

Kristi McCoy 3/24/23

Name: **Kristi McCoy**
Title: **Title Agent**

STATE OF **Tennessee**
COUNTY OF **Wilson**

Sworn to and subscribed before me on **March 24, 2023.**

Kelsey Pitman

Notary Public: **Kelsey Pitman**
My Commission Expires: **09/21/2024**

