Karen Johnson Davidson County
Batch# 989632 AFFIDAVIT
04/06/2023 04:25:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230406-0025409

Scrivener's Affidavit

(reference to Quitclaim Deed of record in Instrument Number 20230215-0010933, Davidson County Register of Deeds)

State of Tennessee
County of Davidson

Comes now Brian Payne, owner and attorney of Brian Lavoy Payne, Attorney at Law, PLLC, and states on oath:

1. That I was preparer of a Quitclaim Deed dated February 13, 2023, wherein **Vera M. Locke, life tenant, and Kenneth Jernigan** were the Grantors and **Kenneth Harlan Jernigan and Steven Dale Steele, Trustees or their successors in interest, of the Jernigan/Steele Living Trust, dated May 16, 2022, and any amendments thereto, with reservation of a life estate in Vera M. Locke,** were the Grantees;

2. That said Quitclaim Deed is of record in Instrument Number 20230215-0010933, Davidson County Register of Deeds;

3. That the unit number stated in the legal description of said Quitclaim Deed was inadvertently and erroneously shown as Unit 24;

4. That the proper and correct unit should have been stated as Unit 74 pursuant to previous instruments of record and correct ownership of property of Grantors;

5. That said legal description is hereby corrected to be as follows

> Being a certain Condominium Apartment in Davidson County, Tennessee, being **Unit No. 74** of the Ashley Green Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Ashley Green Condominiums, of record in Book 7184, page 44, amended in Book 7482, Page 312, corrected in Book 7467, page 279, and further amended in Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, collectively "the Master Deed" together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Ashley Green Condominiums, as set out on Exhibit "C" to the Master Deed of record in Book 7184, page 44, said Register's Office, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Kenneth Jernigan, subject to a life estate for and during the natural life of Vera M. Locke, by quitclaim deed from Vera M. Locke, dated September 27, 2016, or record in Instrument No. 20161101-0115397, Davidson County Register of Deeds.

6. That this affidavit is given to ***explain and correct this mistake*** and to assist the present owners of Unit 24 and Unit 74, respectively, as well as all future owners, lenders, title examiners and insurers.

Further, Affiant sayeth not.

Brian Payne

Acknowledgment

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 Brian Payne, individually, and as the owner and attorney of Brian Lavoy Payne, Attorney at Law, PLLC with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and also upon oath stated his is the owner and attorney of Brian Lavoy Payne, Attorney at Law, PLLC, as in such capacity executed the within instrument for the purposes therein contained, and had authority to so act in that capacity.

Witness my hand and seal at Nashville, Tennessee, on this 6th day of April, 2023.

Notary Public
My commission expires: May 7, 2024

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

