Karen Johnson Davidson County
Batch# 1004339 AFFIDAVIT
05/17/2023 01:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230517-0037036

This Instrument Prepared by and Returned To:
Premier Escrow, LLC
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

SCRIVENER'S AFFIDAVIT

Comes now Kevin D. Montgomery, Attorney, of Nashville, Tennessee, and states on oath:

1. That I or a member of my staff prepared a Warranty Deed dated August 31, 2022, of record in Instrument No. 20220909-0101108, Register's Office for Davidson County, Tennessee. That through inadvertence the Legal Description was incorrectly recorded as follows:

Beginning at a point on the Easterly margin of Taylor Road, said point being the Southwest corner of the property conveyed to Flora Maxwell, of record in Book 4475, Page 993, Register's Office for Davidson County, Tennessee; thence with the Southern boundary line of the Flora Maxwell property Easterly 172 feet, more or less, to the Southeast corner of said Flora Maxwell property; thence Southerly 68 feet, more or less, to the Northeast corner of the property conveyed to Emma Ruth Maxwell of record in Book 1236, Page 544, said Register's Office; thence said Emma Ruth Maxwell's Northerly boundary line Westerly 178 feet, more or less, to the Easterly margin of Taylor Road; thence with the same Northerly 78 feet, more or less, to the beginning.

2. That the correct Legal Description should read as follows:

Land in Davidson County, Tennessee, being Units A and B on the Plan of 3998 Taylor Road Residences, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220825-0096020, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

3. That this Affidavit is given to correct any defect in title by reason of the aforesaid defective instrument.

Further, the Affiant sayeth naught.

Dated this 11th day of May, 2023

Kevin D. Montgomery, Attorney

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 Kevin D. Montgomery, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 11th day of May, 2023



Notary Public

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 5/11/2023.

D. Shayne Adair

5/15/2023
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15 **day of** May, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026