Box 36

Karen Johnson Davidson County
Batch# 1025737 AFFIDAVIT
07/13/2023 09:24:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230713-0053604

THIS INSTRUMENT PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY LAW FIRM
Nashville, TN 37201
File No. 36138

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

WHEREAS, by Warranty Deed of record as **Instrument No. 20230629-0049669** in the Register's Office for Davidson County, Tennessee, Regent Homes, LLC, a Tennessee limited liability company, Grantor, conveyed to Anna Katherine Cobb, an unmarried woman, certain property described therein; and

WHEREAS, said Warranty Deed contained an error in the legal description.

NOW, THEREFORE, comes Richard W. Sebastian, a partner of Ortale Kelley Law Firm and a resident of Williamson County, Tennessee, hereinafter referred to as **"Affiant,"** being duly sworn according to law, states as follows:

THAT Affiant did on June 28, 2023, prepare said Warranty Deed by and between the above parties to convey real property in Davidson County, Tennessee; that said Warranty Deed contained an error in the legal description and that the legal description in said Warranty Deed is hereby deleted and the following legal description is substituted therefor:

> Land in Davidson County, Tennessee, being Unit 4, Building 387, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Carothers Farms Stacked Flats, a Condominium Development, of record as Instrument No. 20180917-0092013, as amended in Instrument No. 20211213-0164890 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property; said Unit being depicted on Exhibit "2" of the Tenth Supplement to the Declaration of Covenants, Conditions and Restrictions of Carothers Farms Stacked Flats (Annexing Building 387), of record as Instrument No. 20211213-0164890 in the Register's Office for Davidson County, Tennessee.
>
> Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee Partnership, of record in Instrument No. 20201124-0137705 in the Register's Office for Davidson County Tennessee, dated November 10, 2010 and recorded on November 24, 2020.

THAT Affiant makes this Affidavit solely for the purpose of correcting said error contained in the Warranty Deed of record as **Instrument No. 20230629-0049669** in the Register's Office for Davidson County, Tennessee, explaining the error and to assist the present owners, as well as all future owners, lenders, title examiners and insurers.

Executed at Nashville, Tennessee, this the 11 day of July, 2023.

Richard W. Sebastian – Affiant

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 Richard W. Sebastian, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, the day and year first above written.

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

