Karen Johnson Davidson County
Batch# 1031100 AFFIDAVIT
07/26/2023 12:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230726-0057658

This instrument prepared by:
Gerald G. Patterson, Esq.
Mudter, Patterson & Cox, PLLC
3811 Bedford Avenue, Ste. 205
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT

Re: Correction of Warranty Deed from Bluegrass Construction Group, LLC, a Tennessee limited liability company, to Lauren Ashlee Bennick, a single woman, recorded as Instrument No. 20221228-0133264, Register's Office for Davidson County, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, Gerald G. Patterson, states that he is an attorney with Mudter, Patterson & Cox, PLLC ("MPC") and makes oath that the following statements are true to the best of his knowledge, information and belief:

That MPC prepared a warranty deed (the "Warranty Deed") dated December 19, 2022, in which Bluegrass Construction Group, LLC, a Tennessee limited liability company, conveyed title to certain real property located at 917 A 31st Avenue North, Nashville, Tennessee, 37209 (the "Property"), to Lauren Ashlee Bennick, a single woman,, said deed having been recorded on December 28, 2022, as Instrument No. 20221228-0133264, Register's Office for Davidson County, Tennessee; and

That, by inadvertence and mistake, Exhibit "A" to the Warranty Deed was not attached thereto at the time of the recording of the Warranty Deed; and

That this affidavit is being made to add Exhibit "A" attached hereto as Exhibit "A" to the Warranty Deed.

FURTHER AFFIANT SAYETH NOT.

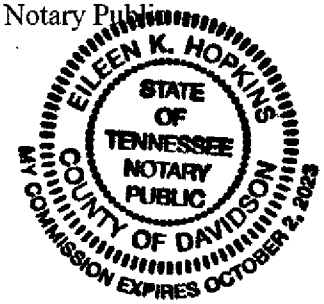
GERALD G. PATTERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 26th day of July, 2023.

Notary Public

My commission expires 10-2-2023



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 GERALD G. PATTERSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 26th day of July, 2023.

Notary Public

My commission expires 10-2-2023



EXHIBIT "A"

Land Davidson County, Tennessee, being Lot No. 15, of Block 27, on the Plan of Fisk University Place Being A Subd of Block C In Midway Part of Clifton & Barrow Subd, of record Book 421, Pages 4 and 5, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Bluegrass Construction Group, LLC, a Tennessee limited liability company, by deed dated August 31, 2021 from Brian Vincent Watkins, unmarried of record in Instrument No. 20210908-0120544, Register's Office for Davidson County, Tennessee and corrected by Scrivener's Affidavit of record in Instrument No. 20221209-0128202, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Plat Book 421, Page(s) 4 and 5, Register's Office for Davidson County, Tennessee.
2. Agreement for Dedication of Public Right of Way of record in Instrument No. 20211027-0144459, Register's Office for Davidson County, Tennessee.
3. Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20221028-0116635, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 _____ (date of document).

_____
Affiant Signature

_____
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this _____ day of _____, 2_____.

_____
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

