Karen Johnson Davidson County
Batch# 1046240 AFFIDAVIT
09/05/2023 11:54:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230905-0069345

This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Stephanie Duncan, hereinafter referred to as Affiant, on this 1 day of September 2023, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

WHEREAS, Affiant prepared and recorded a Warranty Deed dated the April 17th, 2018 and recorded April 20th, 2018 in Instrument No. 20180420-0037316, Register's Office for Davidson County, between Kurio Properties, LLC, (Grantors) and Garrett Matthew Carson, an unmarried man and Kayla Little, an unmarried woman, as joint tenants with rights of survivorship, (Grantee);

WHEREAS, the above mentioned Warranty Deed was drafted and contained a scrivener's error within the legal description;

WHEREAS, due to a scrivener's error, the legal description was drafted as:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 6541 Thunder Drive Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160503-0043241and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.;

WHEREAS, the correct legal description is:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 6541 Thunderbird Drive Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160503-0043241and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.;

WHEREAS, Affiant makes this affidavit for the purpose of correcting the legal description within the Warranty Deed;

NOW THEREFORE, Affiant makes this affidavit for the purpose of correcting the legal description contained within the above mentioned Warranty Deed.

Affiant(s):

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the County and State first above written, do hereby certify that Stephanie Duncan personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st day of September, 2023.

Notary Public
My Commission Expires: 6-8-27

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

I, Logan Bell, 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 9-1-2023 (date of document).

Affiant Signature

Date 9-5-23

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 5 day of Sept, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

7-7-25

