This Instrument Prepared by and Return to.

WARRANTY TITLE, LLC
DBA WARRANTY TITLE INS CO
120 Anderson Lane
Hendersonville, TN 37075

20170242

Karen Johnson Davidson County
Batch# 1047679 **AFFIDAVIT**
09/08/2023 11 40 45 AM 2 pgs
Fees $12 00 Taxes $0 00
20230908-0070638

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF SUMNER

COMES NOW, I, Connie L. Timbs, hereinafter referred to as Affiant on this 7th 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 my knowledge, information and belief:

1. The Affiant prepared a Warranty Deed dated May 25, 2017 and recorded May 30, 2017 in Instrument 20170530-0053630 Register's Office for Davidson County, Tennessee, between Volunteer Builders, LLC, a Tennessee limited liability company (Grantor) and Jeffrey Neil Davidson and Gillian Patrice Davidson, husband and wife (Grantee).

2. That the above-mentioned Warranty Deed was recorded with a clerical error-------- the legal description contained an incorrect Instrument Number.

3. That Affiant makes this affidavit for the purposes of amending the original Warranty Deed by correcting the legal to read as follows.

   Land in Davidson County, Tennessee, being Unit A of 29 Colonial Homes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 29 Colonial Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160310-0022895, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of 29 Colonial Homes, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. **20160310-0022895**, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Connie L Timbs
AFFIANT

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Connie L. Timbs, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of September 2023.

NOTARY PUBLIC

My commission expires: 11/19/2025

