Karen Johnson Davidson County
Batch# 1050712 AFFIDAVIT
09/15/2023 03:14:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230915-0072695

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THIS INSTRUMENT WAS
PREPARED BY:
Joshua L. Hunter, Esq.
1104 Fatherland Street
Nashville, Tennessee 37206

SCRIVENER'S AFFIDAVIT

I, Joshua Hunter, prepared a Warranty Deed for Ashland Rentals, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230425-0030208-, Register's Office for Davidson County, Tennessee, and do hereby certify that the following corrections should be made to the above-referenced instrument:

A certain condominium located in Davidson County, Tennessee, being Unit No. 301 of The Lofts on 44th Avenue Condominiums, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing The Lofts on 44th Avenue Condominiums of record in Instrument No. 20200609-0058941, as amended in Instrument No. 20211122-0154934, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

As amended, the Legal Description for Tract I should state:

Unit 301, Third Floor, Building 4405 Kentucky Avenue, of The Lofts on 44th Avenue Condominiums, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing The Lofts on 44th Avenue. Condominiums of record in Instrument No. 20200609-0058941, as amended in Instrument No. 20211122-0154934 and Instrument Number 20230829-0067695, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration.

Witness my hand this 15th day of September, 2023.

Joshua L. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joshua L. Hunter, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, this 15th day of September, 2023.

My Commission Expires:

Notary Public

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **September 15, 2023**.

Date

D Hardwick

Affiant Signature

September 15, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15th** day of **September**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026