Box 36

Karen Johnson Davidson County
Batch# 1052288 AFFIDAVIT
09/20/2023 01:36:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230920-0074008

THIS INSTRUMENT PREPARED BY:
Richard W. Sebastian, Reg. #15668
ORTALE KELLEY LAW FIRM
330 Commerce Street, Suite 110
Nashville, TN 37201
File No. 36553

SCRIVENER'S AFFIDAVIT TO ATTACH EXHIBIT "A" TO WARRANTY DEED

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

WHEREAS, Regent Homes, LLC, a Tennessee limited liability company, Grantor therein, executed a Warranty Deed of record as **Instrument No. 20230919-0073692** in the Register's Office for Davidson County, Tennessee, to convey real property identified as 4225 Nolensville Pike, Nashville, TN 37211 to **Golden Sun Real Estate Holdings, LLC,** a Tennessee limited liability company, Grantee therein;

WHEREAS, by and through mistake and inadvertence, the Warranty Deed was recorded without Exhibit "A" attached thereto.

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

THAT, Affiant did on September 15, 2023, prepare the above referenced Warranty Deed by and between the above parties but by and through mistake and inadvertence Exhibit "A" of the Warranty Deed was not recorded and that the page attached hereto shall be inserted as Exhibit "A" to the Warranty Deed;

THAT Affiant makes this Affidavit solely for the purpose of correcting said omission contained in the Warranty Deed of record as **Instrument No. 20230919-0073692** in the Register's Office for Davidson County, Tennessee, which was a scrivener's error rather than any expression of intent by the parties thereto.

It is expressly agreed that all other terms and provisions of said Warranty Deed shall remain in full force and effect.

Executed at Nashville, Tennessee, this the 20th day of September, 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.

SR

NOTARY PUBLIC

SUSANNAH L. DANIEL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires May 5, 2025

MY COMMISSION EXPIRES:_____

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Final Plat, The Hill Property, Phase 1A, of record in Instrument No. 20210728-0101347, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Green Trails, LLC, a Tennessee limited liability company, by Warranty Deed from Suzanne Hill Nichols, Shelley Ruth Cook and Benjamin Franklin Hill, III of record in Instrument No. 20190801-0075717, Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 1, 2019.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Special Warranty Deed from Green Trails, LLC, a Tennessee limited liability company, of record in Instrument No. 20211222-0169359, Register's Office for Davidson County, Tennessee, dated December 20, 2021 and recorded on December 22, 2021.