THIS INSTRUMENT PREPARED BY:
Tennessee Settlement Services, LLC
302 Innovation Drive, Suite 260
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1069938 AFFIDAVIT
11/09/2023 10:13:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231109-0087598

AFFIDAVIT OF SCRIVENER'S ERROR

WHEREAS, Elizabeth Bell, (Affiant), of lawful age, first being duly sworn, upon my oath, deposes and swears to the following:

WHEREAS, I am an agent of Tennessee Settlement Services, LLC, acting on behalf of Tennessee Settlement Services, LLC;

WHEREAS, I have personal knowledge of the facts and matters stated herein;

WHEREAS, the following instrument, through inadvertence, mistake, and error, contains a scrivener's error in the lot number conveyed:

Instrument:	Special Warranty Deed
Grantor:	NVR, Inc., a Virginia corporation T/A Ryan Homes
Grantees:	Compton Rawle Saunders, Unmarried and Nicola Cosandra Saunders, Unmarried, As Tenants in Common with Right of Survivorship
Recorded in Book / Page:	Instrument No. 20230331-0023394
Date Recorded:	March 31, 2023

WHEREAS, this Affidavit is being filed for record in the County of Davidson, State of Tennessee, for the purpose of correcting the lot number conveyed between the parties.

NOW, THEREFORE, the Lot conveyed in error, Lot 200, is now corrected to Lot 77 with the following legal description:

Land in Davidson County, Tennessee, being Unit No. 77 on the plan of Thornton Grove Phase 2B Horizontal Property Regime, filed as Exhibit to and established by First Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 1B & 1C), of record in Instrument No. 20201209-0143747, having been amended by Third Supplement to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (annexing Phase 2B Townhome Property) in Instrument No. 20220421-0046291, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Signed this 8 day of November, 2023.

Elizabeth Bell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Elizabeth Bell with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand and official seal at office this 8 day of November, 2023.

NOTARY PUBLIC

My commission expires: 01/19/2027

RACHEL RICHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, Jennifer Gosler, 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 this 8 day of November, 2023.

Attorney/ Custodian

11/08/2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Bell, a Notary Public for this county and state, Jennifer Gosler, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 8 day of November, 2023.

Notary Public
My commission expires on: 10/21/25

(seal)

ELIZABETH BELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY