THIS INSTRUMENT PREPARED BY:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204
#33614-3 (kg)

Karen Johnson Davidson County
Batch# 1071910 **AFFIDAVIT**
11/15/2023 10:08:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231115-0089008

BOX #14

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

COMES NOW, **Katherine Goodson**, hereinafter referred to as "Affiant", on this 13th day of November, 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:

1. The Affiant states a Special Warranty Deed dated April 30, 2020 (incorrectly), was prepared at our office and recorded on October 1, 2020, of record in Instrument No. 20201001-0113239, Register's Office for Davidson County, Tennessee, for the benefit of BMCH Tennessee, LLC, a Delaware limited liability company, as Grantor, and Duaine Duchamp Murphree and Nanci Jean Murphree, husband and wife, as Grantees.

2. That the above-mentioned Special Warranty Deed contains a scrivener's or typographical error on the date of the document and a scrivener's error on the Parcel Number assigned to the Lot. These errors were unintentional.

3. That Affiant makes this Affidavit for the purpose of amending the original Special Warranty Deed by ***correcting the date throughout the document*** *as follows:*

Subscribed and sworn to before me this the 29th day of September, 2020 – located in the jurat notary.

Witness its hand by its duly authorized officer this 29th day of September, 2020 – located at the Grantor's signature.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2020 – located at the Notary Acknowledgment for the Grantor's signature.

4. That Affiant makes this Affidavit for the purpose of amending the original Special Warranty Deed by ***correcting the Parcel Number assigned to the Lot*** *as follows:*

Map-Parcel Numbers

085 14 0 B 034 00 CO

5. That she knows of her own personal knowledge that the correction of this scrivener's error is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

FURTHER AFFIANT SAYS NOT.

Katherine Goodson

Katherine Goodson, Affiant

Subscribed to and sworn before me this 13th day of November, 2023.

My Commission Expires: 7-7-2027 Kimberly Beard
Notary Public

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

OATH AND ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of November, 2023, before me, a Notary Public, duly commissioned and qualified, in and for said County and State aforesaid, personally appeared **Katherine Goodson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who executed the foregoing Affidavit of Scrivener's Error and who acknowledged that she executed the same as her free act and deed. She also made oath that she has read the foregoing Affidavit and the things and matter contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purposes of correcting the scrivener's error herein described.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

My Commission Expires: 7-7-2027 Kimberly Beard
Notary Public

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027