This Instrument Prepared By and Return To:
Magnolia Title & Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1073860 AFFIDAVIT
11/21/2023 08:19:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231121-0090366

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Ryan Lux**, hereinafter referred to as Affiant, on this the 17th 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 his/her knowledge, information and belief:

1. That Affiant prepared and/or recorded a Warranty Deed of record in **Instrument Number 20220809-0090683**, Register's Office for Davidson County, Tennessee, by and between **Rhythm Development, GP, a Tennessee general partnership** (Grantor) and **Trevor Smith, unmarried, and Alexandria Barth, unmarried** (Grantee).

2. That the legal description in said Warranty Deed was recorded with a typographical error in that the reference to the horizontal property regime was incorrect.

3. That the correct and complete legal description should read:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 3125 Hillside Road, a Horizontal Property Regime with Private Elements of record as Instrument no. 20210804-0104533 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Rhythm Development, GP by Quitclaim deed from Rhythm Homes and Development, LLC, a Tennessee limited liability company dated July 28, 2021 and filed for Record on July 29, 2021 as Instrument no. 20210729-0102241, Register of Deeds Office for Davidson County, Tennessee.

Being also known as 3125 Hillside Road, Unit A, Nashville, TN 37207

4. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth naught.

Ryan Lux

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ryan Lux**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of November, 2023.

NOTARY PUBLIC

My Commission Expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Ryan Lux, 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 11/20/23.

Date

Affiant Signature

11/20/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of November, 2023.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)