This Instrument Prepared By and Return To:
Four Star Title, LLC
2500 N. Mt. Juliet Road,
Mt. Juliet, TN 37122

File: 23-4735

Karen Johnson
Batch # 1083012
12/18/2023 10:38:21 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
1 pg
20231218-0097256

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILSON

Comes now, Tonya Thomas, who states the following:

On October 19, 2023, Four Star Title, LLC prepared a Warranty Deed, whereas Floyd Lowry and Dell Lowry, married, conveyed property to Hallie Baker Colombo and Charles Raymond Colombo, wife and husband. Said Warranty Deed was recorded on October 20, 2023, as Instrument Number 20231020-0082333, Register's Office for Wilson County, Tennessee, with an incorrect portion of the legal description.

This Scrivener's Affidavit is to correct the unintentional errors. The legal description of the tract or parcel of the real property intended to be conveyed, should have been recited as:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of SixtyThree-FiftyOne Alamo Place, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for SixtyThree-FiftyOne Alamo Place, a Horizontal Property Regime with Private Elements, at Instrument No. 20220408-0040773, 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 portion of the same property conveyed to Floyd Lowry and Dell Lowry, married by Warranty Deed from Jonathan Scully and Alison Scully, married of record in Instrument No. 20210621-0083395 Register's Office for Davidson County, Tennessee, dated June 15, 2021 and recorded on June 21, 2021.

Property Address: 6351B Alamo Place, Nashville, TN 37209
Map/Parcel: 091-09-0-229.00

Any and all terms of the Warranty Deed and Deed of Trust, as recorded, not specifically changed, are intended, and shall continue to remain in full force and effect.

Tonya Thomas
Four Star Title, LLC

OATH AND ACKNOWLEDGMENT

Before me, the undersigned Notary, in and for said County and State, personally appeared the within named Tonya Thomas, who has read the foregoing Scrivener's Affidavit and agrees that the statements are true and accurate.

WITNESS my hand and Official Seal this 14th day of December 2023.

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/28/26

**Maximum principal indebtedness for Tennessee Tax Purpose is $0.00.