Karen Johnson Davidson County
Batch# 1089972 AFFIDAVIT
01/09/2024 12:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240109-0001888

SCRIVENER'S AFFIDAVIT

WHEREAS, on December 18, 2018, John Scott Kyle and Ashley Kyle, hereinafter referred to as Grantor, executed a Warranty Deed conveying the real property described below to Alexander Ostrovsky, hereinafter referred to as Grantee, said Warranty Deed having been recorded on December 20, 2018, as Instrument No. 20181220-0123857, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, due to mistake and inadvertence, the legal description of the subject real property in the said Warranty Deed incorrectly stated the name of the horizontal property regime of which the said property is a part is "2120 Fairfax Avenue," rather than the correct name "2120 Condominium;" and

WHEREAS, the legal description of the subject real property in the said Warranty Deed should have correctly stated the name of the horizontal property regime as "2120 Condominium;" and

WHEREAS, the undersigned is an authorized signer and agent for these purposes of Foundation Title and Escrow Series, LLC, which prepared said Warranty Deed.

THEREFORE, the undersigned does hereby correct and amend the subject Warranty Deed by changing legal description of the subject real property to read as follows:

> A Condominium Apartment in Davidson County, Tennessee, being Unit No. 6, of 2120 Condominium (incorrectly referenced in prior deeds as "2120 Fairfax Avenue"), a horizontal property regime pursuant to the Tennessee Horizontal Property Act, shown as Exhibit "C" to the Master Deed of record in Instrument No. 20081118-0113738, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

EXECUTED this 8th day of January, 2024.

J. Wayne Thomas

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named J. Wayne Thomas, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 9th day of January, 2024.

NOTARY PUBLIC

My commission expires: _____

AMANDA MAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Sworn to and subscribed before me on this 8th day of January, 2024.

Signature of Notary Public

My commission expires: _____

AMANDA MAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
Foundation Title and Escrow Series, LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

When Recorded Return To:

Foundation Title and Escrow Series
277 Mallory Station Rd Ste 102
Franklin, TN 37067

Certificate of Authenticity

I, Tonya Loftin, 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

January 8, 2024

Date

Tonya Loftin

Affiant Signature

January 9, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of January, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)