This Instrument Prepared By and Return to:

Stewart Title – Homeland Division
1896 General George Patton Drive
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1100146 AFFIDAVIT
02/12/2024 01:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240212-0009718

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Comes now, **Chris Jackson,** hereinafter referred to as Affiant, on this the 12th day of February 2024, 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 recorded a Warranty Deed executed January 13, 2012 and recorded January 23, 2012 in Instrument Number 20120123-0006260, Register's Office for Davidson County, Tennessee conveying real property from Matthew L. Harless (Grantor) Reese H. clark and Caroline B. Clark, husband and wife (Grantee).

2. That the above-mentioned Warranty Deed and Deed of Trust were recorded with the following legal description, which incorrectly listed the Master Deed Book:

Land in Davidson County, Tennessee, being all of Unit No. 104M, as shown on the Plan of Magnolia Wedgewood Condominiums, a Horizontal Property Regime, filed as Exhibit A2, to and established by the Master Deed of record in Book **3258**, Page 718, and amended in Instrument No. 20110202-0009142, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, to which reference is hereby made for more complete details of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

3. The Affiant makes this affidavit for the purpose of amending the original Warranty Deed and Deed of Trust by revising the legal description to the below, reflecting the correct Master Deed Book:

Land in Davidson County, Tennessee, being all of Unit No. 104M, as shown on the Plan of Magnolia Wedgewood Condominiums, a Horizontal Property Regime, filed as Exhibit A2, to and established by the Master Deed of record in Book **6258**, Page 718, and amended in Instrument No. 20110202-0009142, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, to which reference is hereby made for more complete details of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Affiant:

Chris Jackson
Authorized Agent for Stewart Title Company

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

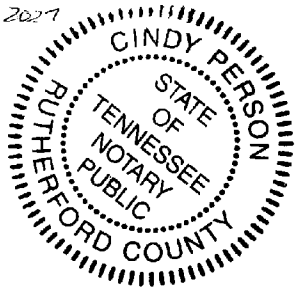
I, Cindy Person, a Notary Public of the County and State first above written, do hereby certify that Chris Jackson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th day of February 2024.

Notary Public

My Commission Expires: 4-19-2027

(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Pamela Smithson, do hereby make oath that I am a licensed attorney and/or 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 February 12, 2024.

Affiant
Date: February 12, 2024.

STATE OF TENNESSEE
COUNTY OF Maury

Sworn to and subscribed before me this 12th day of February 2024.

Notary Public

My Commission Expires: 11/5/24

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY