Karen Johnson Davidson County
Batch# 1113777 AFFIDAVIT
03/21/2024 02:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240321-0019663

Prepared By & Return to:
Toro Title, LLC
935 E Trinity Lane
Nashville, TN 37207
615-510-7880

AFFIDAVIT OF SCRIVENER'S ERROR

(Tenn. Code Ann. § 66-24-101)

Before me, the undersigned authority, on this day personally appeared Taylor Anderson ("Affiant") who, being first duly sworn, upon her oath states:

1. I am a Member of Toro Title, LLC with personal knowledge of the facts and matters stated herein.

2. I prepared an instrument in the chain of title to the real property more particularly described in Exhibit A attached hereto.

3. The instrument(s) identified by the following information (each, a "Subject Instrument") contains one or more scrivener's errors:

Grantor	Grantee	Book/Page or Instrument No.	Date Recorded
Urban Dwell Homes, GP, a Tennessee General Partnership	Ubran Dwell Homes, LLC, a Tennessee Limited Liability Company	20220830-0097811	08/30/2022
Urban Dwell Homes, GP, a Tennessee General Partnership	Ubran Dwell Homes, LLC, a Tennessee Limited Liability Company	20220830-0097830	08/30/2022

4. The purpose of this Affidavit is to provide notice of the scrivener's error described in this Affidavit and to correct the typographical or other minor errors contained in the Subject Instrument(s).

5. A brief description of each scrivener's error in the Subject Instrument(s) that this Affidavit is designed to correct is as follows:

Grantee in each instrument reads "Ubran Dwell Homes, LLC, a Tennessee Limited Liability Company"

6. The correct information to be inserted or reflected in or the information to be removed from the Subject Instrument(s) is as follows:

Grantee in each instrument should read "Urban Dwell Homes, LLC, a Tennessee Limited Liability Company"

7. Pursuant to Tenn. Code Ann. § 66-24-101(27), the Register of Deeds is hereby requested to index this affidavit in both the general index under the names of the original parties to each Subject Instrument and in the sectional index.

8. I am aware of the penalties of perjury under Federal Law, which includes the execution of a false affidavit, pursuant to 18 U.S.C.S. § 1621 wherein it is provided that anyone found guilty shall not be fined more than $2,000 or imprisoned not more than 5 years or both. I am also aware that filing of a false affidavit is perjury and punishable under Tenn. Code Ann. § 39-16-702.

The undersigned certifies under penalty of perjury that the foregoing is true and correct.

Taylor Anderson

Taylor Anderson, Affiant

STATE OF Tennessee
COUNTY OF Williamson

Subscribed and sworn to before me this 20 day of March, 2024.

BRAYDEN HOSFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMM. EXPIRES 01-23-2027

Brayden Hosford

Notary Public
My Commission Expires: 01-23-2027

STATE OF Tennessee
COUNTY OF Williamson

On this 20 day of March, 2024, before me personally appeared Taylor Anderson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of March, 2024.

Brayden Hosford

Notary Signature
My commission expires: 01-23-2027

BRAYDEN HOSFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMM. EXPIRES 01-23-2027

EXHIBIT A

LEGAL DESCRIPTION

Instrument No. 20220830-0097811:
A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Townhomes at 7720 Sawyer Brown, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Townhomes at 7720 Sawyer Brown, a Horizontal Property Regime, of record in Instrument No. 20220218-0019455, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Urban Dwell Homes, GP, A Tennessee General Partnership, by Warranty Deed from Michelle Fairbanks, Trustee of the Michelle Fairbanks Living Trust dated November 7, 2019, of record in Instrument No. 20210908-0120104, in the Register's Office of Davidson County, Tennessee, dated August 27, 2021 and recorded on September 08, 2021.

Being the same property conveyed to Ubran Dwell Homes, LLC, a Tennessee Limited Liability Company, and corrected herein to Urban Dwell Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220830-0097811, Register's Office for Davidson County, Tennessee.

(For Informational Purposes Only)
7718 Sawyer Brown Road, Nashville, TN 37221
Map & Parcel No: 128070D00100CO

Instrument No. 20220830-0097830:
A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Townhomes at 7720 Sawyer Brown, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Townhomes at 7720 Sawyer Brown, a Horizontal Property Regime, of record in Instrument No. 20220218-0019455, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Urban Dwell Homes, GP, A Tennessee General Partnership, by Warranty Deed from Michelle Fairbanks, Trustee of the Michelle Fairbanks Living Trust dated November 7, 2019, of record in Instrument No. 20210908-0120104, in the Register's Office of Davidson County, Tennessee, dated August 27, 2021, and recorded on September 08, 2021.

(For Informational Purposes Only)
7720 Sawyer Brown Road, Nashville, TN 37221
Map & Parcel No: 128070D00200CO

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 20, 2024.

J. Carlton Drumwright

2/20/24
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 2/20/24.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY