Karen Johnson
Batch # 1117143
04/02/2024 09:52:21 AM
Fees: $22.00 Taxes: $0.00

Davidson County
AFFIDAVIT
4 pgs

20240402-0022663

This instrument prepared by & return to:
Rubin Lublin TN, PLLC
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071

Please cross reference to:
Instrument Number 20190705-0065523
Instrument Number 20190705-0065522
Davidson County, Tennessee Register of Deeds

File No. 23-04867

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF Tennessee

COUNTY OF Williamson

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared, J. Trent Lehman who is well known to me and said person swore under oath and stated as follows:

1.

I am an attorney licensed to practice law in the State of Tennessee.

2.

I am an employee or principal of Lehman Title & Escrow, LLC (the "Firm").

3.

This Affidavit concerns certain real property commonly known as 1446 White Dutch Lane, Antioch, TN 37013 (the "Property"), which is more particularly described in Exhibit "A" attached hereto and made a part hereof.

4.

The Firm prepared a Warranty Deed (the "Warranty Deed") dated July 2, 2019 conveying the Property from KVR Homes, LLC to Josue Muraira, which was recorded on July 5, 2019 in Instrument Number 20190705-0065522, Register's Office for Davidson County, Tennessee.

5.

The Firm also prepared the legal description for a Deed of Trust (the "Deed of Trust") dated July 2, 2019 conveying the Property from Josue Muraira to Magnolia Title & Escrow, as Trustee, for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CMG Mortgage, Inc., DBA CMG Financial, which was recorded on July 5, 2019 in Instrument Number 20190705-0065523, Register's Office for Davidson County, Tennessee.

6.

A scrivener's error appears in the Warranty Deed and Deed of Trust legal descriptions. The instrument number for the Declaration of Covenants, Conditions and Restrictions appears in the legal descriptions as Instrument Number 20100813-0079686, but the correct reference is Instrument Number 20180813-0079686.

7.

The complete, correct legal description that should have been included in the Warranty Deed and Deed of Trust is found in Exhibit "A" attached hereto and made a part hereof.

8.

The correction of the errors to the instruments hereto is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

FURTHER AFFIANT SAYETH NAUGHT.

Affiant

Sworn to and subscribed before me
this 29th day of March 2024

Notary Public
My Commission Expires: 9/21/25

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named, J. Trent Lehman, with whom I am personally acquainted, (or proved to me his/her identity on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be authorized to execute the foregoing Affidavit and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

Witness my hand and official seal at office, this March 29, 2024.

NOTARY PUBLIC
My Commission Expires: 9/21/25

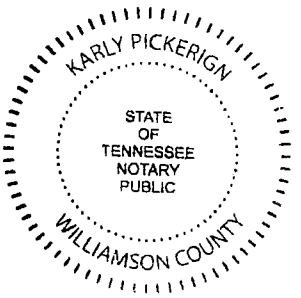


EXHIBIT "A"
PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 12 OF THE TOWNHOMES OF CLOVER GLEN, PHASE 1A LOT 22, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON EXHIBIT "A" OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TOWNHOMES OF CLOVER GLEN , A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 66-27-103(B) OF RECORD IN INSTRUMENT NUMBER 20180813-0079686, AND CORRECTED BY SCRIVENER`S AFFIDAVITS OF RECORD IN INSTRUMENT NO. 20180823-0083703, INSTRUMENT NO. 20190130-0008905, AND INSTRUMENT NO. 20190522-0048424, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID UNIT. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF TOWNHOMES OF CLOVER GLEN, A HORIZONTAL PROPERTY REGIME CONTAINED IN SAID DECLARATION, THE PLAT FILED AT EXHIBIT "A" TO SAID DECLARATION APPEARING IN INSTRUMENT NUMBER 20180813-0079686, AND CORRECTED BY SCRIVENER`S AFFIDAVITS OF RECORD IN INSTRUMENT NO. 20180823-0083703, INSTRUMENT NO. 20190130-0008905, AND INSTRUMENT NO. 20190522-0048424, AND BYLAWS APPENDED THERETO AS EXHIBIT "B", SAID REGISTER`S OFFICE, ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN. BEING THE SAME PROPERTY CONVEYED BY DEED OF RECORD IN INSTRUMENT NUMBER 20190705-0065522, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.