THIS INSTRUMENT PREPARED BY,
RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206
File No. DH-24-6221

Karen Johnson Davidson County
Batch# 1121118 AFFIDAVIT
04/10/2024 08:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240410-0025344

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Dawnielle Hardwick, a resident of Davidson County, Tennessee, being of lawful age, hereinafter referred to as "Affiant," being first duly sworn according to law, deposes and states as follows:

1. That Affiant, as an employee of Magnolia Title & Escrow, Inc., on March 12, 2024 prepared a certain Warranty Deed, said Warranty Deed having been executed by Pointer Properties, LLC, a Tennessee Limited Liability Company, which appears of record in Instrument #20240313-0017345 in the Register's Office for Davidson County, Tennessee.

2. One of Affiant's duties was to accurately reflect the full legal description of the property being conveyed by the Warranty Deed;

3. Whereas, by inadvertence, error and mistake, Affiant's Legal description omitted a Plat Instrument Number in the legal description that should have been completed;

4. Now, therefore, Affiant hereby certifies that the attached legal description does and is intended to replace the legal description in the Warranty Deed recorded at Instrument #20240313-0017345 in the Register's Office for Davidson County, Tennessee, the only change in said legal description being the completion of the Plat Instrument.

5. The Affiant further affirms that all other terms, provisions, and warranties recited in the Warranty Deed recorded on March 13, 2024 at Instrument #20240313-0017345, in the Register's Office of Davidson County, Tennessee, not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

D. Hardwick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Dawnielle Hardwick** with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of April, 2024.

NOTARY PUBLIC

My commission expires:

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

"Exhibit A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat, Re-Subdivision of Lot No. 18, Inglewood Place of record in Plat Instrument #20180510-0044935, 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 the same property conveyed to Pointer Properties, LLC by Quitclaim Deed from Urban Properties, LLC of record in Instrument No. 20190930-0098908 Register's Office for Davidson County, Tennessee, dated September 20, 2019 and recorded on September 30, 2019.

This property is more commonly known as 1202 Kirkland Avenue, Nashville, TN 37216.

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **April 9, 2024**.

Date

D Hardwick

Affiant Signature

April 10, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10th** day of **April**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026