Karen Johnson
Batch # 1127713
04/26/2024 10:09:35 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
2 pgs
20240426-0030297

BOX 10-A

This Instrument Prepared by:
Premier Escrow, LLC
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

SCRIVENER'S AFFIDAVIT

Comes now D. Dylan Potter, Attorney, of Nashville, Tennessee, and states on oath:

1. That I or a member of my staff prepared a Warranty Deed recorded on September 3rd, 2021, of record in Instrument No. 20210903-0119087, Register's Office for Davidson County, Tennessee.

2. That through inadvertence the legal description was incorrectly recorded as follows:

Land in Davidson County, Tennessee, being Unit B of 1108 Grandview Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1108 Grandview Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160901-0092250, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1108 Grandview Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160901-0092250, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

3. That the correct legal description should read as follows:

Land in Davidson County, Tennessee, being Unit B of 1108 Grandview Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1108 Grandview Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151026-0108447, and amended in an Amendment to Declaration of Covenants, Conditions and Restrictions for 1108 Grandview Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160901-0092250, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1108 Grandview Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, Instrument No. 20151026-0108447, the plat filed as Exhibit "B" to said Amendment appearing in Instrument No. 20160901-0092250, and Bylaws appended thereto as Exhibit "C" of the Declaration, Instrument No. 20151026-0108447, said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

4. That this Affidavit is given to correct any defect in title by reason of the aforesaid defective instrument.

Further, the Affiant sayeth naught.

Dated this 25th day of April, 2024.

D. Dylan Potter, Attorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this 25th day of April, 2024.

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

Notary Public