Karen Johnson Davidson County
Batch# 1136748 AFFIDAVIT
05/20/2024 01:16:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240520-0037407

ATTORNEY'S AFFIDAVIT OF CORRECTION

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C.,
256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-2953LA

Affiant: Jim R. Vanderpool
To: Register's Office for Davidson County, Tennessee
Grantor: J David Pearson and Michael C Pearson
Grantee: Torbett 2803, LLC
Re: A Warranty Deed appearing in Instrument No. 20230809-0061840

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 before me, Jim R. Vanderpool , who is well known to me and said person swore under oath and stated as follows:

That in the course of reviewing a Warranty Deed ("Document") recorded in Instrument No. 20230809-0061840, Register's Office for Davidson County, Tennessee the affiant determined that the Document contained an error as described herein:

1. The legal description didn't reflect the updated Master Deed recorded at 20230721-0056360 and therefore was inaccurate.

2. The original and incorrect language appearing in the Document is as follows:

Land in Davidson County, Tennessee, being Lot No. 58 and the East one-half of Lot No. 59 on the Map of T.M. Steger's Clifton Pike Subdivision of the Barrow Place, as of record in Plat Book 421, Page 112, Register's Office for said County.

Said Lot and said part of said Lot adjoin and front together 60 feet on the South side of Torbett Avenue and run back parallel lines 125 feet to an alley.

Being the same property conveyed to J. David Pearson and Michael C. Pearson, by Quitclaim Deed from J. David Pearson, of record in Instrument No. 20220908-0100849, in the Register's Office of Davidson County, Tennessee, dated September 08, 2022 and recorded on September 08, 2022.

3. Through inadvertence, mistake, and scrivener's error, the language/wording in the Document is incorrect

4. The incorrect language described in paragraph number 2 (supra) is hereby deleted and replaced with the following correction:

Certain units located in Davidson County, Tennessee, being known and designated as Unit No. A and Unit No. B of Homes at 2803 Torbett Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions, and Restrictions for Homes at 2803 Torbett Street, a Horizontal Property Regime, of record in Instrument Number 20230721-0056360, in the Register's office for Davidson County, Tennessee, and with said Units being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to J. David Pearson and Michael C. Pearson, by Quitclaim Deed from J. David Pearson, of record in Instrument No. 20220908-0100849, in the Register's Office of Davidson County, Tennessee, dated September 08, 2022 and recorded on September 08, 2022.

NOW, THEREFORE, in order to correct said Document I, Jim R. Vanderpool , do hereby affirm, certify, and confirm that the correction contained in the affidavit was a result of a scrivener's error and 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 the Warranty Deed .

FURTHER AFFIANT SAYS NOT

WITNESS my hand on this Monday, May 20, 2024.

Jim R. Vanderpool , Scrivener

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Jim R. Vanderpool , the Scrivener(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand ~~and official seal~~ at Franklin, Tennessee , this Monday, May 20, 2024

Notary Public

My Commission Expires: 09-29-2024

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I Lisa Allard, 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 May 20, 2024.

May 20, 2024
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this May 20, 2024.

MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY