Karen Johnson Davidson County
Batch# 1144648 AFFIDAVIT
06/07/2024 02:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240607-0042910

This Instrument Prepared By:
Music City Title, Inc.
4301 Hillsboro pike, Suite 110
Nashville, Tennessee 37215

# SCRIVENER'S AFFIDAVIT

Affiant, Ashley Rudy, who is over the age of eighteen (18) years of and whose address is 4301 Hillsboro Pike, Suite 110, Nashville, TN 37215, states as follows:

1. On the 26th day of April, 2024, I prepared the Warranty Deed of record at Instrument No. 20240426-0030423, Register's Office for Davidson County, Tennessee, recorded on April 26th, 2024.

2. The Warranty Deed contains a scrivener's error as the legal description was not included on the Warranty Deed. This error was unintentional.

3. The legal is as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 21 of the ASHLEY GREEN, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed for ASHLEY GREEN, of record in Book 7184, Page 44, as amended in Book 7482, Page 312, and Certificate of Correction and Affidavit, of record in Book 7467, Page 279,and further amended in Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7184, Page 71, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of ASHLEY GREEN, as set out on Exhibit "C" to the Master Deed of record in Book 7184, Page 44, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Gene A. Buck, an unmarried woman, by Warranty Deed from James A. Summers, a married man, as the sole heir-at-law of Lewis A. Summers, of record in Instrument No. 20120419-0033345, in the Register's Office of Davidson County, Tennessee, dated April 18, 2012, and recorded on April 19, 2012. The said Gene A. Buck died on January 25, 2023 testate, devising subject property to Daniel A. Buck. See Probate Case 23P408, Davidson County Probate Court.

This Affidavit is made of my personal knowledge for the purpose of correcting the error described above.

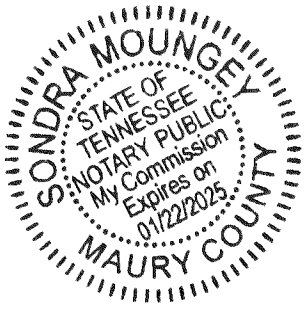
Dated this 7 day of June, 2024.

Affiant, Ashley Rudy

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 7 day of June, 2024, before me personally appeared Ashley Rudy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

My Commission Expires: 1-22-2025




Notary Public

Certificate of Authenticity

I, Holly Ray, 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 06/07/2024.

Date

Holly Ray

Affiant Signature

06/07/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of June, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY