Karen Johnson
Batch # 1146839
06/13/2024 02:29:17 PM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
1 pg
20240613-0044418

Property Address:
6539 A & B Marauder Drive
Nashville, TN 37209

SCRIVENER'S AFFIDAVIT

WHEREAS, on the 3rd day of April, 2024, ESQUIRE TITLE and ESCROW, INC., prepared a Quitclaim deed whereas BFL Holdings LLC, a Tennessee Limited Liability Company conveyed its one-half undivided interest unto B&F Projects LLC, a Tennessee Limited Liability Company, having been recorded on in Instrument No. 20240415-0026336, Register's Office for Davidson County, Tennessee, and

WHEREAS, by Scrivener's error the incorrect legal was attached. The correct legal is as follows:

Land in Davidson County, Tennessee, being **Unit A & B** as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements for 6539 Marauder Drive Homes of record in Instrument No. 20220509-0053062, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Z1 LLC, a Tennessee Limited Liability Company and B&F Projects LLC, a Tennessee Limited Liability Company by deed from Ronnie Bennett and wife, Martha L. Bennett of record in Instrument No. 20220504-0051732, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BFL Holdings, LLC, a Tennessee Limited Liability Company it's one half undivided interest by deed from B&F Projects, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20221104-0118943, Register's Office for Davidson County, Tennessee.

NOW, therefore this Affidavit is being executed for the express purpose of acknowledging and correcting the legal description and should be inserted as if recorded verbatim therein upon original execution.

Signed this **11th** day of **June, 2024.**

Esquire Title and Escrow, Inc.

BY: _____
I. Dyke Tatum, President

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **I. Dyke Tatum** with whom I am personally acquainted, and who, upon oath, acknowledged **himself** to be **President of Esquire Title and Escrow, Inc**. the within named bargainor, and that **he** as such **President**, being authorized to do so, executed the foregoing instrument for the purpose therein contained, and that **he** executed the same as **his** free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **11th** day of **June, 2024.**

_____
Theresa L. Smith Notary Public

My Commission Expires: 9/7/2026

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Prepared By:
ESQUIRE TITLE & ESCROW, INC.
30 BURTON HILLS BLVD. STE. 200
NASHVILLE, TN 37215