Karen Johnson
Batch # 1162823
07/26/2024 11:46:53 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
2 pgs
20240726-0056658

This Instrument Prepared by and Return To:
Premier Escrow, LLC
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215
File No. MS2024-546

BOX 10-A

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 dated June 28, 2024, of record in Instrument No. 20240710-0051567, Register's Office for Davidson County, Tennessee. Said Warranty Deed conveyed property commonly known as 1806 Lischey Avenue Unit 2, Nashville, TN 37207 from MOMO Real Estate Investment, Inc., a Tennessee Corporation, ("Grantor") to Anthony Charles Brough Jr., and Kami Kaye Brough, Trustees of the The Brough Family Revocable Trust dated September 26, 2006, ("Grantee").

2. That a scrivener's error was made in the legal description:

A. That through inadvertence the legal description read as follows:

> Certain units located in Davidson County, Tennessee, being known and designated as Unit No. 2 and the Common Open Area of THE VILLAS AT LISCHEY, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Villas at Lischey, a Horizontal Property Regime, of record in Instrument Number 20220222-0020079, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.
>
> Being part of the same property conveyed to Momo Real Estate Investments, Inc., a Tennessee Corporation, by Quitclaim Deed from Momo Real Estate Investments, Inc., a Tennessee Corporation, of record in Instrument No. 20210730-0102767, in the Register's Office of Davidson County, Tennessee, dated July 30, 2021 and recorded on July 30, 2021.
>
> Being the same property conveyed to Momo Real Estate Investments, Inc., a Tennessee corporation, by General Warranty Deed from American Dream Developers, Inc., a Tennessee corporation, of record in Instrument No. 20210701-0089159, in the Register's Office of Davidson County, Tennessee, dated June 30, 2021 and recorded on July 1, 2021.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

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

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2 of THE VILLAS AT LISCHEY, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Villas at Lischey, a Horizontal Property Regime, of record in Instrument Number 20220222-0020079, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Momo Real Estate Investments, Inc., a Tennessee Corporation, by Quitclaim Deed from Momo Real Estate Investments, Inc., a Tennessee Corporation, of record in Instrument No. 20210730-0102767, in the Register's Office of Davidson County, Tennessee, dated July 30, 2021 and recorded on July 30, 2021.

Being the same property conveyed to Momo Real Estate Investments, Inc., a Tennessee corporation, by General Warranty Deed from American Dream Developers, Inc., a Tennessee corporation, of record in Instrument No. 20210701-0089159, in the Register's Office of Davidson County, Tennessee, dated June 30, 2021 and recorded on July 1, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

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

Further, the Affiant sayeth naught.

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 July, 2024.

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 25, 2024
STATE OF TENNESSEE

Notary Public