Karen Johnson Davidson County
Batch# 1162913 AFFIDAVIT
07/26/2024 02:41:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240726-0056782

THIS INSTRUMENT PREPARED BY:
LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215
PHONE: (615) 320-3262

CORRECTING THE FOLLOWING:
WARRANTY DEED INSTRUMENT NO. 20240606-0042391
DEED OF TRUST INSTRUMENT NO. 20240606-0042392
REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now Anthony N. Greco ("Affiant"), and states under oath as follows:

1. I am a Closing Attorney for Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215. In the above capacity, on or prior to June 5, 2024, there was prepared under my direction and control a Warranty Deed for the sale and transfer of a parcel of real estate known as 5379 Bellflower Hills, Hermitage, Davidson County, Tennessee 37076 (the "Property" and the "Warranty Deed"), from Beazer Homes, LLC, a Delaware Limited Liability Company ("Grantor") to Abukar Bana, A Married Man ("Grantee"). In the same capacity, there was prepared by under my direction and control an Exhibit A which was attached to a Purchase Money Deed of Trust from the above-named Grantee, as "Borrower" therein, securing Guidance Residential, LLC ("Lender") the payment by Borrower of an indebtedness as described therein by a first lien mortgage on the Property (the "Deed of Trust"). Exhibit A to the Deed of Trust incorporated the legal description contained in the Warranty Deed. The Warranty Deed after execution was recorded in Instrument No. **20240606-0042391** in the Register's Office for Davidson County, Tennessee. The Deed of Trust after execution was recorded in Instrument No. **20240606-0042392** in said Register's Office.
2. The legal description contained in the Warranty Deed and in Exhibit A to the Deed of Trust, has since been discovered to contain an error in that it refers to the Property in the first line of the legal description as "...being Townhome Unit 112 of Tulip Hills..." where it should have contained "...being Freestanding Unit 112 of Tulip Hills", due to the fact that Unit 112 of Tulip Hills is a Freestanding Unit as such term is defined and described and as such unit is depicted in the Declaration of Covenants, Conditions and Restrictions for Tulip Hills appearing of record in Instrument No. 20230321-0020307, as Amended in Instrument No.20230426-0030534, in said Register's Office. This Affidavit is for purpose of correcting this error.
3. Accordingly, the first paragraph of the legal description appearing in the Warranty Deed, Exhibit A to the Deed of Trust, should be deemed as deleted and the following first paragraph thereof substituted therefor:

Land in Davidson County, Tennessee being Freestanding Unit 112 of Tulip Hills, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Tulip Hills appearing of record in Instrument No. 20230321-0020307, Amended in Instrument No.20230426-0030534, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Common Elements associated with ownership of said Unit as set forth in the said Declaration,

of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Developer and the Unit Owners, and the By-Laws of the Association.

Now, therefore, in order to correct the above-referenced Warranty Deed and Exhibit A to Deed of Trust, Affiant does hereby affirm, certify, and confirm that this Affidavit is made of my personal knowledge and that the information contained herein is consistent with the intentions of the parties and does not in any way change or alter the understanding of the parties who executed the documents being corrected.

Executed this 26 day of July, 2024.

Anthony N. Greco, Affiant

OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named Anthony N. Greco, who is personally known to me or proved upon satisfactory evidence, and who made oath that he has read the foregoing Affidavit and that the statements contained therein are true and correct based upon his knowledge, information and belief. The Affiant further acknowledged that he executed the within described document for the purpose of correcting the scrivener's error therein described.

SUBSCRIBED AND SWORN TO before me this 26 day of July, 2024.

My Commission Expires:

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

Certificate of Authenticity

, Anthony N. Greco, 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 the 26 day of July, 2024.

Anthony N. Greco, Affiant — Date 7-26-24

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 24 day of July, 2024.

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JULY 17, 2027