Karen Johnson Davidson County
Batch# 1173020 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20240821-0064347

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. 20240509-0034321
DEED OF TRUST INSTRUMENT NO. 20240509-0034322
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 May 9, 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 615 Old Hickory Blvd. #739, Nashville, Davidson County, Tennessee 37209 (the "Property" and the "Warranty Deed"), from Beazer Homes, LLC, a Delaware Limited Liability Company ("Grantor") to Lauren Nicole Dixon, an unmarried woman, and Venessa Naiker Dixon, an unmarried woman ("Grantee"). In the same capacity, there was prepared by United Wholesale Mortgage, LLC ("Lender") a Deed of Trust from the from the above-named Grantee, as "Borrower" therein, securing 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 was prepared by me or under my direction and control and incorporated the legal description contained in the Warranty Deed. The Warranty Deed after execution was recorded in Instrument No. **20240509-0034321** in the Register's Office for Davidson County, Tennessee. The Deed of Trust after execution was recorded in Instrument No. **20240509-0034322** 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 omits from the legal description of the Property a reference to an amendment to the Declaration of Covenants, Conditions and Restrictions for Harpeth Heights Townhomes of record in Instrument No. **20240501-0031748** in said Register's Office. This Affidavit is for purpose of correcting this error.
3. Accordingly, the first paragraph of the legal description of Tract 1 contained in the Warranty Deed and in Exhibit A to the Deed of Trust, should be deemed as deleted and the following first paragraph thereof substituted therefor:

Tract 1
Land in Davidson County, Tennessee being Townhome Lot 72 Private Element of Harpeth Heights Townhomes, 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 Harpeth Heights Townhomes, appearing of record in Instrument No. 20211105-0148324, amended in Instrument No. 20220314-0029617 and Instrument No. 20221212-0128620, and Instrument No. 20230426-0030536, and Instrument No. 20240501-0031748 in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Townhome Common Elements

associated with ownership of said Townhome 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 Townhome, the rights and obligations of the Developer and the Townhome Owners, and the By- Laws of the Townhome Association.

Reference is hereby also made to Final Subdivision Plat of Harpeth Heights of record in Instrument No. 20210519-0067525, As Corrected by Surveyors Certificate of Clarification in Instrument No. 20231006-0079095, And any amendments thereto, Register's Office for Davidson County, Tennessee, the property within which is subject to the above- referenced Declaration, and the referenced Plat.

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 21 day of August, 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 21 day of August, 2024.

My Commission Expires: _____

Notary Public

Certificate of Authenticity

I, 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 21 day of August, 2024.

Anthony N. Greco, Affiant — 8-21-24 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 21 day of August, 2024

Commission Expires: July 17, 2027

Notary Public

202408210064347