Prepared by and return to:
OS National, LLC
3097 Satellite Blvd., Bldg. 700, Suite 400
Duluth, GA 30096
File: 561007

Karen Johnson Davidson County
Batch# 1180924 AFFIDAVIT
09/12/2024 12:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240912-0070447

Cross Reference:
Instrument #20191226-0133236

STATE OF Tennessee)
COUNTY OF Williamson)

SCRIVENER'S AFFIDAVIT

Comes now E.W. Hardison being duly sworn before the undersigned Notary Public, and says as follows:

1.

I am Senior Closer of Foundation Title and Escrow, LLC, which acted as settlement agent for a real estate transaction related to property located at 102 Five Oaks Drive, Nashville, TN 37217, (the Property), and I have personal knowledge of the facts stated herein.

2.

OSN recorded that certain Warranty Deed from TONG PO HOLDINGS, LLC, to GAYLE L. JAMES, AN UNMARRIED WOMAN, dated DECEMBER 20, 2019, and recorded on DECEMBER 26, 2019, in Instrument #20191226-0133236 of the official property records of DAVIDSON County, Tennessee.

3.

The Deed was inadvertently recorded with the Legal Description listed as:
Land in Davidson County, Tennessee, being Lot No. 102, on the Plan of Five Oaks, a Planned Unit Development (formerly The Meadow) of record in Plat Book 5200, Page 355, said Register's Office.

However, the correct and complete Legal Description should be as follows:
Land in Davidson County, Tennessee, being Unit No. 102, on the Plan of Five Oaks formerly The Meadow, a Planned Unit Development, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Book 5781, Page 563; Book 5784, Page 563; and Book 5957, Page 930, and as shown by Plat of record in Book 5200, Page 355, as amended in Book 5784, Page 521 , in the Register's Office for Davidson County, Tennessee.

4.

This Affidavit is made and given to correct the recorded Deed and to incorporate aforementioned issue.

FURTHER Affiant sayeth not.

Print Name: T. W. Hendson

Sworn to and subscribed before me, the undersigned Notary Public, this 11 day of September, 2024.

Notary Public

My Commission Expires: _____

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

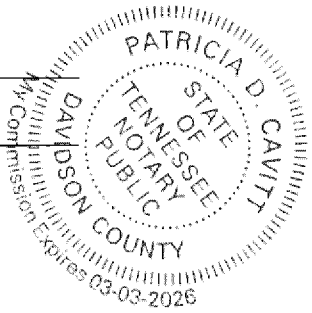
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared R. W. HARDISON, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the SENIOR COUNSEL of Foundation Title & Escrow, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such authorized agent.

Witness my hand and seal at office in the aforesaid state and county this 11 day of September, 2024.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: _____



Certificate of Authenticity

I, Amanda Mayner, 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 **September 11, 2024**.

Date

Affiant Signature

September 12, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of September, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON