Karen Johnson Davidson County
Batch# 1187784 AFFIDAVIT
09/30/2024 02:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240930-0075632

Prepared by and return to:
OS National, LLC
3097 Satellite Blvd., Bldg. 700, Suite 400
Duluth, GA 30096
File #518088

Cross Reference: **Instrument Number 20230616-0046167**

STATE OF GEORGIA)
COUNTY OF GWINNETT)

SCRIVENER'S AFFIDAVIT

Comes now Cynthia Brown, being duly sworn before the undersigned Notary Public, and says as follows:

1.

I am Cynthia Brown of OS National LLC ("OSN") which acted as settlement agent for a real estate transaction related to property located at 1312 Scarcroft Lane, Nashville, TN 37221(the Property), and I have personal knowledge of the facts stated herein.

2.

OSN recorded that certain Warranty Deed from Stewart Anthony Fyke, as Executor of the Estate of Sally W. Fyke, deceased, and as Trustee of the Fyke Family Special Needs Trust created under the Last Will and Testament of Sally W. Fyke, deceased, as Grantor, to TAH Holding LP, a Delaware Limited Partnership, as Grantee, dated 6/16/2023, and recorded on 6/16/2023, **Instrument Number 20230616-0046167**, of the official property records of Davidson County, Tennessee.

3.

The Warranty Deed was recorded with and erroneous Plat Instrument Number:

Incorrect Plat Instrument Number: 20080226-0018937

This Affidavit is made and given to correct the recorded Warranty Deed Plat Instrument Number to read:

Plat Instrument Number: 20110208-0011099.

FURTHER Affiant sayeth not.

Cynthia Brown

Cynthia Brown

Sworn to and subscribed before me, the undersigned Notary Public, this 30th day of September, 2024.

Notary Public

My Commission Expires: 9.21.25

STATE OF GEORGIA NOTARY PUBLIC

ALESIA DAVIS
Gwinnett County
My Commission Expires
September 21, 2025

202409300075632

EXHIBIT A

Legal Description

STREET ADDRESS: 1312 Scarcroft Lane, Nashville, TN 37221

COUNTY: Davidson

CLIENT CODE: 518088

TAX PARCEL ID/APN: 141-05-0A-192.00

Land in Davidson County, Tennessee, being Lot No. 192 on the Final Plat of Avondale Park, Phase 2, Section 3B, Cluster Lot Subdivision of record in Plat at Instrument No. 20110208-0011099, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sally Fyke, unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20131126-0121264, Register's Office for Davidson County, Tennessee, dated November 25, 2013 and recorded on November 26, 2013.

Sally Fyke a/k/a Sally W. Fyke died testate on June 03, 2021 and devised her entire interest in the subject property in accordance with her Last Will and Testament duly probated by the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), bearing Docket No. 21P1791.

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Robynn Miller, 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 30, 2024 (date of document).

Robynn Miller

Affiant Signature

September 30, 2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 30th day of September, 2024,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024