Prepared by and return to:

Southeast Title of Murfreesboro, LLC
805 S. Church Street, Suite 12
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 1221009 AFFIDAVIT
12/27/2024 02:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241227-0100674

SCRIVENER'S AFFIDAVIT

Property Address:
2404 Middle Street Cottages
Unit A
Nashville, TN 37208

Deed Reference: Warranty Deed by and between **TPC Middle Joint Venture**, as Grantor, and **Robert Walker and Alice Periquet**, as Grantees, dated February 11, 2022 and recorded February 17, 2022 in Instrument No. 20220217-0018484, Register's Office for Davidson County, Tennessee.

I, Carla R. Dillard, of Southeast Title of Murfreesboro, LLC, with office at Murfreesboro, Tennessee, having personal knowledge of the facts herein stated, under oath depose and say as follows:

That the Warranty Deed legal description was filed incorrectly.

The Warranty Deed legal description recorded was filed as:

BEING Lot No. 28, Unit A on the Plan of the subdivision of Lot No. 37 in Owen's Buena Vista Lots, as of record in Plan Book 1, Page 84, Chancery Court at Nashville, as shown by plat of record in Plat Book 57, Page 26, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

In order to correct said error, said legal description should read as follows:

BEING Lot No. 28, Unit A on the Plan of the subdivision of Lot No. 37 in Owen's Buena Vista Lots, as of record in Plan Book 1, Page 84, Chancery Court at Nashville, as shown by plat of record in Plat Book 57, Page 26, now known as Unit A, 2404 Middle Street Cottages per Master Deed of record in Instrument No. 20200212-0015964, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Signed under the penalties of perjury this 27TH day of December, 2024.

Carla R. Dillard

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 27 day of December, 2024, before me personally appeared the within named Carla R. Dillard, to me known and known by me to be the party executing the foregoing instrument, and she acknowledged said instrument by Carla R. Dillard, so executed to be her free act and deed.

Judy Reed, Notary Public

My Commission Expires:

11.22.25

JUDY REED
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, **Carla R. Dillard**, 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 12-27, 24.

12-27-24

Name: Carla R. Dillard
Title: President

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me on December 27, 2024.

Notary Public: Judy Reed
My Commission Expires: 11.22.25

JUDY REED
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD