This Instrument Prepared by and **Return To:**
Premier Escrow, LLC
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215
File No. TC2021-340

Karen Johnson
Batch # 1221897
12/31/2024 09 52 54 AM
Fees $12 00 Taxes $0 00
Davidson County
AFFIDAVIT
2 pgs
20241231-0101382

BOX 10-A

SCRIVENER'S AFFIDAVIT

Comes now D. Dylan Potter, Attorney, of Nashville, Tennessee, and states on oath:

1. That I or a member of my staff prepared a Warranty Deed dated August 6, 2021, of record in Instrument No. 20210811-0108456, Register's Office for Davidson County, Tennessee. Said Warranty Deed conveyed property commonly known as 812 B Dewees Avenue, Nashville, TN 37204 from BRG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, ("Grantor") to ERIC A. WOLFSON AND MARISSA K. WOLFSON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, ("Grantee").

2. That a scrivener's error was made in the legal description:

   A. That through inadvertence the legal description read as follows:

   > Land in Davidson County, Tennessee, being Unit A of Homes at 812 Dewees Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 812 Dewees Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20201021-0122380, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 812 Dewees Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20201021-0122380, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.
   >
   > Being part of the same property conveyed to BRG, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jin H. Shen, a single man, of record in Instrument No. 20200914-0104760, in the Register's Office of Davidson County, Tennessee, dated September 3, 2020 and recorded on September 14, 2020

   B. That the correct legal description should read as follows:

   > Land in Davidson County, Tennessee, being Unit B of Homes at 812 Dewees Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 812 Dewees Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20201021-0122380, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 812 Dewees Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20201021-0122380, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby

reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to BRG, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jin H. Shen, a single man, of record in Instrument No. 20200914-0104760, in the Register's Office of Davidson County, Tennessee, dated September 3, 2020 and recorded on September 14, 2020.

3. That this Affidavit is given to correct any defect in title by reason of the aforesaid defective instrument.

Further, the Affiant sayeth naught.

D. Dylan Potter, Attorney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Dylan Potter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

WITNESS my hand and official seal this 30th day of December, 2024.

PAMELA B MATHENEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY TENN

NOTARY PUBLIC
Pamela B Matheney
My Commission Expires
August 30, 2028
STATE OF TENNESSEE

Notary Public