Karen Johnson
Batch # 1227846
01/17/2025 09 40 54 AM
Fees $12 00 Taxes $0 00
Davidson County
AFFIDAVIT
2 pgs
20250117-0003901

THIS INSTRUMENT PREPARED BY:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, TN 37203

Scrivener's Affidavit

STATE OF TENNESSEE
COUNTY OF Davidson

(Reference to Warranty of Trust of record as Instrument No. 20200724-0081630, Register's Office for Davidson County, Tennessee.)

I, Angela Williamson, President of Centennial Title Company, Inc., being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge, and belief:

1. That Centennial Title Company, Inc. prepared a Warranty Deed and filed the same for recording, as executed by Joseph Gemmato and Carmella Gemmato, husband and wife, conveying real property to Richard Tyson and Masami Tyson, a married couple, of record as Instrument number 20200724-0081630, said Register's Office.

2. That the legal description failed to make reference to the amended plat for Stammer Parke (also known as Stammer Park).

3. That the correct legal description for the said Warranty Deed should be and is as follows, to wit:

PLEASE REFER TO THE "EXHIBIT A" attached hereto.

All other matters contained in said Warranty Deed remain the same.

FURTHER, Affiant saith not.

Centennial Title Company, Inc.

BY: _____
Angela Williamson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Angela Williamson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the President of Centennial Title Company, Inc. and executed the foregoing instrument on behalf of Centennial Title Company, Inc. for the purposes therein contained, having been so authorized.

WITNESS my hand and seal, at office, this 14th day of January, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 7/3/28

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to or subscribed before me this 14th day of January, 2025.

_____ my commission expires: 7/3/28
NOTARY

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

P25-8162

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot 4 on the Plan of Stammer Parke, a Horizontal Property Regime, filed as Instrument 20140226-0016530, and as Exhibit D to the Amended and Restated Master Deed Establishing a Private Element Horizontal Property Regime, of record as Instrument 20140225-0016083, as amended, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Lot as set forth in the Master Deed, to which reference to which is hereby made for a more complete and detailed description of the Lot, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.