Prepared by and return to:
Foundation Title & Escrow Murfreesboro
450 St. Andrews Dr, Suite C
Murfreesboro, TN 37128

Karen Johnson Davidson County
Batch# 1231331 AFFIDAVIT
01/29/2025 12:13:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250129-0006880

# AFFIDAVIT OF SCRIVENER'S ERROR

**WHEREAS**, this affidavit is executed and recorded to correct a certain Warranty Deed executed by Nina Agnes Warrick, an unmarried woman, as Grantor, and Kelly B. McCombs and Patrick M. McCombs, wife and husband, as Grantees, dated September 3, 2020 and filed of record as Instrument No. 20200928-0111335, Register's Office for Davidson County, Tennessee (the "Deed");

WHEREAS, Foundation Title & Escrow Murfreesboro, prepared the Deed and hereby acknowledges that through inadvertence and due to scrivener's error, the legal description in the Deed contains a typo in identifying one of the recorded Amendments to the Master Deed establishing The Village at Grassmere f/k/a Oakcrest Condominiums;

WHEREAS, to correct the typo in the aforesaid Deed, the Master Deed establishing The Village at Grassmere f/k/a Oakcrest Condominiums is properly identified as being amended by Instrument No. 20060630-0078687;

NOWTHEREFORE, I, Jessica Allen, do attest and affirm that the legal description is true and correct in all other respects, and do place this Affidavit of record to affirm and identify the correct amendment of record in Instrument No. 20060630-0078687, Register's Office for Davidson County, Tennessee..

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 29th day of January, 2025.

JESSICA ALLEN

Subscribed and sworn to before me this 29th day of January, 2025.

Katherene Warren
Notary Public

My Commission Expires: 3/22/26

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

STATE OF TENNESSEE )
COUNTY OF Rutherford )

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally JESSICA ALLEN, 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 that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 29 day of January, 2025.

*SEAL*

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

Katherene Warren
NOTARY PUBLIC
COMMISSION EXPIRES: 3/22/26

TAX MAP & PARCEL: 133-14-0A-048.00

File: MFR-2010913SSO

Certificate of Authenticity

I, Amanda Maynor, 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

**January 29, 2025**.

Date

Affiant Signature

**January 29, 2025**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **29** day of **January**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON