Karen Johnson Davidson County
Batch# 1232457 AFFIDAVIT
01/31/2025 08:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250131-0007324

THIS INSTRUMENT PREPARED BY:
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Attn: Dayne P. Geyer
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

SCRIVENER'S AFFIDAVIT

Before me, the undersigned authority, this day personally appeared Dayne P. Geyer, who, after being by me first duly sworn, does depose and say on oath as follows:

1. Affiant, Dayne P. Geyer, is a practicing attorney with the firm of Baker, Donelson, Bearman, Caldwell & Berkowitz, PC.

2. I prepared the Quitclaim Deed, by and between **Brent I. Riley** ("Grantor") and **BIR, LLC, a Tennessee limited liability company** ("Grantee"), recorded on January 29, 2025, and recorded as Instrument No. 202501290006901, Register's Office for Davidson County, Tennessee. ("Deed").

3. In preparing the Deed, there was an error in the Map and Parcel Number and in the Legal Description in Exhibit A to the Deed.

4. The correct Map and Parcel Number is 049 15 0I 002.00.

5. This Affidavit is given to correct and make clear the correct property description of the of the Deed. The correct property description is shown on the attached Exhibit A.

[Signature and notary page to follow.]

Dayne P. Geyer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

WITNESS my hand and seal at office, on this 30 day of January, 2025.

Notary Public

My Commission Expires:
01-04-2027

J. GRACE SHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 4, 2027

4908-8545-4612

Exhibit A

BEING Unit B established under the Declaration of Covenants, Conditions and Restrictions for 725 Flint Ridge, condominium regime with common elements and limited common elements, created under the Tennessee Condominium Act of 2008, Title 66, Chapter 27, Section 201, as amended, Tennessee Code Annotated, of record as Instrument No. 20220414-0043252, in the Registers Office for Davidson County, Tennessee (the "Declaration"). Reference is hereby made to the Plat set forth in Exhibit B of said Declaration for a more complete identification and description, including, without limitation, the location and boundaries, of the Unit described therein.

Together with the Common Elements and Limited Common Elements appurtenant thereto as described in the Declaration and being more particularly shown on the Plat set forth in Exhibit B of said Declaration.

Being the same property conveyed to Brent I. Riley from BIR, LLC, of record as Instrument No. 20230808-0061511, as corrected by Scrivener's Affidavit, of record as Instrument No. 20231102-0085947, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Dayne P. Geyer, 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 30, 2025 (date of document).

Affiant Signature

January 30, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 01/04/2027

NOTARY'S SEAL

