Karen Johnson Davidson County
Batch# 1234159 AFFIDAVIT
02/04/2025 03:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250204-0008535

This instrument prepared by:
Mudter, Patterson & Cox, PLLC
3811 Bedford Avenue, Ste. 205
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT

Re: Correction of Warranty Deed from Alice Rogers Fitzgibbon, unmarried, to 2253 Edward Road (VEG) LLC, a Florida limited liability company, recorded as Instrument No. 20240522-0038299, Register's Office for Davidson County, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

#38195

The undersigned, Gerald G. Patterson, an attorney with Mudter, Patterson & Cox, PLLC ("MPC"), makes oath that the following statements are true to the best of his knowledge, information, and belief:

That MPC prepared a certain Warranty Deed (the "Warranty Deed") dated May 22, 2024, in which Alice Rogers Fitzgibbon, unmarried, conveyed title to certain real property located at 3314 West End Avenue #301, Nashville, Tennessee, 37203 (the "Property"), to 2253 Edward Road (VEG) LLC, a Florida limited liability company, said deed having been recorded on May 22, 2024, as Instrument No. 20240522-0038299, Register's Office for Davidson County, Tennessee; and

That, by inadvertence, the legal description of the Property set forth on Exhibit "A" to the Warranty Deed failed to include the correct name of the subject condominium development as changed from its original name by virtue of the First Amendment to Master Deed for Park Road Condominiums of record in Instrument No. 20071213-0143676, Register's Office for Davidson County, Tennessee; and

That the correct name of the subject condominium development is "West End Park Condominiums"; and

That this affidavit is being made to correct the name of the subject condominium development as set forth in the legal description of the Property by deleting Exhibit "A" to the Warranty Deed in its entirety and substituting in place thereof Exhibit "A" attached hereto.

FURTHER AFFIANT SAYETH NOT.

GERALD G. PATTERSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 4th day of February, 2025.

Notary Public

My commission expires 7-7-2027

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

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 GERALD G. PATTERSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 4th day of February, 2025.

Notary Public

My commission expires 7-7-2027

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Exhibit "A"

Land in Davidson County, Tennessee, being Apartment Unit No. 301, of WEST END PARK CONDOMINIUMS, formerly known as THE PARK ROAD CONDOMINIUM, created under Title 66, Sections 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5845, Page 831, as amended in Instrument Nos. 20071213-0143676, 20130723-0076094 and 20140627-0056472, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of THE PARK ROAD CONDOMINIUM of record in Book 5200, Page 390, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to 2253 Edward Road (VEG) LLC, a Florida limited liability company, by deed from Alice Rogers Fitzgibbon, unmarried, of record in Instrument No 20240522-0038299, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 February 4th 2025 (date of document).

Affiant Signature

2-4-2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027