P25-8164

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

Karen Johnson Davidson County
Batch # 1236524 **AFFIDAVIT**
02/12/2025 09 55 31 AM 1 pg
Fees $12 00 Taxes $0 00
20250212-0010636

Scrivener's Affidavit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

(Reference to Warranty Deed of record in Instrument No 20250117-0004097
Register's Office for Davidson County, Tennessee)

I, Hillary Smith, Attorney at Bankers Title & Escrow Corporation, 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 Bankers Title & Escrow Corporation prepared a Warranty Deed, executed by Andrea L. Wyffels, Trustee of the Andrea L. Wyffels Revocable Trust Agreement, dated May 04, 2022, as Grantor, to Ashley Cook and Tim Cook, husband and wife, as Grantees, of record in Instrument No. 20250117-0004097, Register's Office for Davidson County, Tennessee (hereinafter the "Warranty Deed ")

2 Through inadvertence and due to scrivener's error, the legal description contained in the Warranty Deed omitted references to certain Amendments to the Declaration Establishing 505 High Rise Condominium, of record in Instrument No. 20171218-0128946, Register's Office for Davidson County, Tennessee.

3. The entire legal description should have read, and is·

"LAND in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 3910 of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium of record in Instrument No. 20171218-0128946, as amended in Instrument No 20181009-0099878, Instrument No. 20191016-0106180 and Instrument No. 20210302-0027008, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each of the Units as set forth in Exhibit "E" of the Declaration Establishing 505 High Rise Condominium The 505 High Rise Condominium constitutes the High Rise Unit in the 505 Master Condominium, as established by the Declaration Establishing 505 Master Condominium, of record in Instrument No 20171218-0128945, as amended in Instrument No. 20220801-0087340, said Register's Office Reference is hereby made to the plat of 505 Master Condominium of record as Exhibit "D" to the Declaration Establishing 505 Master Condominium, for a more complete identification and description of the High Rise Unit of 505 Master Condominium, and the plat of 505 High Rise Condominium of record as Exhibit "D" to the Declaration Establishing 505 High Rise Condominium, for a more compete identification and description of the Unit "

This is IMPROVED property known as 515 Church Street, Unit 3910 Nashville, TN 37219.

All other matters contained in the Warranty Deed remain the same

FURTHER, Affiant saith not.

Hillary Smith , Attorney
Bankers Title & Escrow Corporation

JODI JACKSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hillary Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Attorney of Bankers Title & Escrow Corporation, and that as such she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 11 day of February, 2025.

NOTARY PUBLIC

My Commission Expires. 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to or subscribed before me this 11 day of February, 2025.

NOTARY PUBLIC

My Commission Expires: 10/4/27

JODI JACKSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON