Karen Johnson Davidson County
Batch# 1240557 AFFIDAVIT
02/25/2025 01:20:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250225-0013919

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Brian Mitchell, hereinafter referred to as Affiant, on this the 25th day of February 2025, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. That Affiant is an employee of Rudy Title and Escrow, LLC.
2. That Affiant prepared a Special Warranty Deed dated January 22, 2025 and recorded January 29, 2025 in **Instrument 20250129-0006843, in the Register's Office for Davidson County, Tennessee** between **Vastland Northcrest Development, LLC, a Tennessee limited liability company (Grantor) and Troy Paul Taylor, Trustee, and Carol Irene Taylor, Trustee, of the Taylor Living Trust U/A/D October 18, 2017(Grantee)** in regards to the property described as follows:

Land in Davidson County, Tennessee, being Unit No. 214, of Dry Creek Commons, a Horizontal Property Regime established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Dry Creek Commons of record in Declaration of Covenants, Conditions and Restrictions in Instrument No. 20200529-0055770 and Re-recorded in Instrument No. 20200612-0060166, Amendment in Instrument No. 20220222-0019942, and Amendment No. 2 in Instrument No. 20220222-0019943 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed.

3. That the above-mentioned Special Warranty Deed was recorded with an error of Grantee's name(s).

4. That the Grantee should read **Roy Paul Taylor, Trustee, and Carol Irene Taylor, Trustee, of the Taylor Living Trust U/A/D October 18, 2017.**

5. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Brian Mitchell
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Brian Mitchell, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of February, 2025.

S Chapel Drummond
NOTARY PUBLIC

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 11-03-2025

My Commission Expires: 11-3-25

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 25, 2025(date of document).

Affiant Signature

Date February 25, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

