Karen Johnson Davidson County
Batch# 1249288 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
20250321-0021549

This Instrument Prepared By:
Sidwell, Barrett, Gore & Reynolds, P.C.
121 First Ave. South, Suite 200
Franklin, TN 37064

SCRIVENER'S AFFIDAVIT
FOR
SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20250303-0015682, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN

The undersigned representative certifies that by inadvertent mistake was made in recording the Special Warranty Deed of record in **INSTRUMENT NO. 20250303-0015682**, Register's Office for Davidson County, Tennessee with GRANTOR, **REAL ESTATE SOLUTIONS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** and GRANTEE, **HVH RIDGECREST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**; The purpose of this recording is to correct the legal description in its entirety.

The legal description was shown as:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 51 of RIDGECREST AT RIVERWALK, A TOWNHOUSE PLANNED UNIT DEVELOPMENT (HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS), established pursuant to the Amended and Restated Declaration of Covenants, Conditions and Restrictions establishing RIDGECREST AT RIVERWALK, A TOWNHOUSE PLANNED UNIT DEVELOPMENT (HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS), of record in Instrument No. 20220303-0024486, as amended in Instrument No. 20220713-0080246, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

The correct legal description should be as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 51 of RIDGECREST AT RIVERWALK, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing RIDGECREST AT RIVERWALK, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime, of record in Instrument No. 20011105-0121083, as being amended in Instrument Nos. 20020424-0050565; 20040430-0049313; 20040506-0051985; 20050308-0025001; 20060320-0031638 (Scrivener's Affidavit recorded in Instrument No. 20210324-0038869) 20061103-0136691; 20061214-0154502; as amended and restated in Instrument No. 20220303-0024486 (as amended in Instrument No. 20220713-0080246) and further amended in Instrument No. 20220804-0088700, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Witness my hand this 21st day of March, 2025

Kimberly D. Hicks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly D. Hicks, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 21st day of March, 2025.

Notary Public
My Commission Expires: 6-3-28



CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 21st day of March, 2025.

K. Thomas Sidwell
Date: 3/21/25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 21st day of March, 2025.

Notary Public
My Commission Expires: 1-31-26

