Karen Johnson
Batch # 1270995
05/09/2025 08:57:20 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
2 pgs
20250509-0036376

This Instrument Prepared By:
John R. Phillips, Jr., Attorney
1000 Kennesaw Blvd.
Gallatin, TN 37066

STATE OF TENNESSEE

COUNTY OF SUMNER

SCRIVENER'S AFFIDAVIT

(Reference to Quitclaim Deed from TBH Properties, LLC to JMJA, LLC, recorded as Document Number 20241230-0101011, Register's Office for Davidson County, Tennessee)

I, John R. Phillips, Jr., 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 I, John R. Phillips, Jr., attorney, prepared the Quitclaim Deed from TBH Properties, LLC to JMJA, LLC and caused such to be recorded as Document Number 20241230-0101011, Register's Office for Davidson County, Tennessee.

2. That the description of said property is incorrectly identified on the first page in the aforementioned deed through scrivener's error. This Scrivener's Affidavit is being filed for the record to correct the incorrect description listed.

3. The correct description of the Quitclaim Deed should be:

   Land in Davidson County, Tennessee, being Unit No. A and B, of the Declaration of Covenants, Conditions and Restriction for the Fifteen-Ten Harwood Drive, a Horizontal Property Regime with private elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230911-0071070, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

4. All other matters contained in the aforementioned Quitclaim Deed remain the same.

FURTHER, Affiant saith not.

JOHN R. PHILLIPS, JR., Attorney

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for said County and State, John R. Phillips, Jr., Attorney, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Sumner County, Tennessee, this 5th day of May, 2025.

Sandra Garrett
Notary Public

SANDRA S. G. GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 4.10.2028