THIS INSTRUMENT WAS PREPARED BY:
Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1276963 AFFIDAVIT
05/22/2025 02:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250522-0040513

SCRIVENER'S AFFIDAVIT

I, Greg Fairbetter, owner of Broker Title & Escrow, LLC prepared a Warranty Deed, between Ronald R. Barnes and wife, Wilma L. Barnes, "the Grantors" and Anne Allredge, "the Grantees" dated June 2, 2015 and recorded June 25, 2015 in Instrument No. 20150625-0061267, in the Register's Office for Davidson County, Tennessee.

In preparing the above-mentioned Warranty Deed, the Grantees name was misspelled in said instrument and was inadvertently and purely through error.

NOW, THEREFORE, in order to correct the above stated error, Greg Fairbetter does hereby certify that the following correction should be made to the above referenced Instrument.

Corrected name of Grantee as follows:

Anne Alldredge

In preparing the above-mentioned Warranty Deed, the legal description was stated incorrectly in said instrument and was inadvertently and purely through error.

NOW, THEREFORE, in order to correct the above stated error, Greg Fairbetter does hereby certify that the following correction should be made to the above referenced Instrument.

Corrected Legal Description as follows:

Land in Davidson County, Tennessee, being all of Unit No. 34, Garden Home Area A, together with garage Unit #8, all as shown on the Final Plat of Autumn Glen, Section I, a condominium regime, as shown by plat appearing of record in Instrument No. 20020926-0017438, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Ronald R. Barnes and wife, Wilma L. Barnes by Warranty deed from MainStreet Homes, LLC dated July 15, 2005 and filed of record in Instrument No. 20050729-0088932 and re-recorded in Instrument No. 200509060106678, in the Register's Office for Davidson County, Tennessee. For further reference see Quitclaim Deed for Correction dated April 10, 2012 and filed of record in Instrument No. 20120412-0031259 and Quitclaim and Exchange Deed dated May 8, 2013 and filed of record in Instrument No. 20120627-0056275, in the Register's Office for Davidson County, Tennessee.

Amended and Restated Master Deed of record in Instrument No. 20030929-0143614; Charter of Homeowners' Association of record in Instrument No. 20010912-0099442; Easement for Ingress/Egress of record in Instrument No. 20021211-0153095; Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances Easement of record in Instrument No. 20020823-0102072 and in Instrument No. 20030923-0140664; Easement for public utilities, including sidewalks of record in Instrument No. 20020828-0 I 04004; Right to Use Common Area and Maintenance Agreement of record in Instrument No. 200 I 0308-0021946; all matters shown on plat of record in Instrument No. 20020926-0117438; all in the Register's Office for Davidson County, Tennessee.

Improved property known as: 4316 Summercrest Blvd, Unit 501, Antioch, TN 37013.

Witness my hand this 22nd day of May, 2025.

Greg Fairbetter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Greg Fairbetter with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2025.

My Commission Expires:
3/22/26

Notary Public

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/20/25 (date of document).

Affiant Signature

5/20/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

