RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

This Instrument Prepared by and Return To
Premier Escrow, LLC
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215
File No. TC2019021

Karen Johnson Davidson County
Batch # 1281368 **AFFIDAVIT**
06/04/2025 09 29 02 AM 2 pgs
Fees $12 00 Taxes $0 00

20250604-0043801

SCRIVENER'S AFFIDAVIT

Comes now D. Dylan Potter, Attorney, of Nashville, Tennessee, and states on oath.

1. That I or a member of my staff prepared a Warranty Deed dated December 28, 2018, of record in Instrument No. 20181231-0126055, Register's Office for Davidson County, Tennessee. Said Warranty Deed conveyed property commonly known as 1116 A 2nd Ave. S., Nashville, TN 37210 from City Limits Construction, LLC, a Tennessee Limited Liability Company, ("Grantor") to Ryan Taugher and Thomas M. Taugher, ("Grantee").

2. That a scrivener's error was made in the legal description:

A. That through inadvertence the legal description read as follows:

> Land in Davidson County, Tennessee, being Unit 3 of 2nd Avenue South Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 2nd Avenue South Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No 20181121-0114706 and as Amended in Instrument No 20181231-0126054, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2nd Avenue South Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20181121-0114706 and as Amended in Instrument No 20181231-0126054, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit

B. That the correct legal description should read as follows:

> Being a certain private element unit situated within Davidson County, Tennessee, and being further known as Unit A, together with the appurtenant common elements of the Homes at 1116 2nd Avenue South, created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 1116 2nd Avenue South, of record in Instrument No. 20181121-0114706, as amended in Instrument No. 20181231-0126054, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Declaration, as amended, 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, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration, as amended Reference is hereby made to the site-plan attached as exhibit to said Declaration, as amended, and original plan of Subdivision of the Corbitt Property, of record in Book 1, page 41, Chancery Court of Nashville, for a more complete identification and placement of such Unit

3. That this Affidavit is given to correct any defect in title by reason of the aforesaid defective instrument.

Further, the Affiant sayeth naught.

D. Dylan Potter, Attorney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Dylan Potter, the bargainor, 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 3rd day of June, 202.

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

NOTARY PUBLIC
Pamela B Matheney
My Commission Expires
August 30, 2028
STATE OF TENNESSEE

Notary Public