Karen Johnson Davidson County
Batch# 1281453 AFFIDAVIT
06/04/2025 12:34:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250604-0043945

This Instrument Prepared By and Return To:
Lawyers Escrow Service, Inc.
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

SCRIVENER'S AFFIDAVIT OF PREPARATION OF WARRANTY DEED

(reference to Deed of record Instrument #20191220-0131351, RODC)

Comes now Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215, and states on oath:

1. That I prepared a certain Warranty Deed recorded December 20, 2019 as Instrument No. 20191220-0131351 the Register's Office of Davidson County, Tennessee, wherein Karen W. Lykins and Stephen R. Lykins, wife and husband were the grantor(s) and Skyrock, LLC a Delaware Limited liability Company were the grantee; and

2. That through inadvertence the Unit number was incorrect on the legal description as recorded;

3. That the correct Unit is A and the legal description for the Warranty Deed should read as follows:

   Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "C" of the Declaration Of Covenants, Conditions and Restrictions for 1506 Edgehill Avenue Townhomes, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record in Instrument Number 20170315-0025190, Register's Office for Davidson County, Tennessee, and Bylaws appended thereto as Exhibit "B", said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration.

5. That this affidavit was given to explain the error and to assist the present owner as well as all future owners, lenders, title examiners and insurers.

Robert L. Scruggs

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 Robert L. Scruggs, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 2nd day of June 2025.

Notary Public
My commission expires: 9-8-2025

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MELODY M. JENKINS My Commission Expires SEPT. 8, 2025

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 4th day of June 2025.

Robert L. Scruggs, Affiant — 6.4.25 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 4th day of June, 2025

Notary's Signature

My Commission Expires: 9.8.2025

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025