Karen Johnson Davidson County
Batch# 1289271 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20250624-0049705

THIS INSTRUMENT PREPARED BY:
LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215
PHONE: (615) 320-3262

CORRECTING THE FOLLOWING:
WARRANTY DEED INSTRUMENT NO. 20250613-0046257
DEED OF TRUST INSTRUMENT NO. 20250613-0046258
REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now Anthony N. Greco ("Affiant"), and states under oath as follows:

1. I am a Closing Attorney for Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215. In the above capacity, on or prior to June 11, 2025, there was prepared under my direction and control a Warranty Deed for the sale and transfer of a parcel of real estate known as 5207 Gladecress Lane, Hermitage, Davidson County, Tennessee 37076 (the "Property" and the "Warranty Deed"), from Beazer Homes, LLC, a Delaware Limited Liability Company ("Grantor") to David R. Maxwell and Yvonne Maxwell, husband and wife ("Grantee"). In the same capacity, there was prepared an Exhibit A which was attached to a Purchase Money Deed of Trust from the above-named Grantee, as "Borrower" therein, securing Mortgage Research Center, LLC dba Veterans United Home Loans ("Lender") the payment by Borrower of an indebtedness as described therein secured by a first lien mortgage on the Property (the "Deed of Trust"). Exhibit A to the Deed of Trust incorporated the legal description contained in the Warranty Deed. The Warranty Deed after execution was recorded in Instrument No. **20250613-0046257** in the Register's Office for Davidson County, Tennessee. The Deed of Trust after execution was recorded in Instrument No. **20250613-0046258** in said Register's Office.
2. The legal description contained in the Warranty Deed, and in Exhibit A to the Deed of Trust, has since been discovered to contain an error in that it omitted reference to an Amendment to the Declaration of Covenants, Conditions and Restrictions for Tulip Hills that had been recorded on June 6, 2025, in Instrument No. **20250606-0044587**, in said Register's Office. This Affidavit is for purpose of correcting this error.
3. Accordingly, the first paragraph of the legal description appearing in the Warranty Deed, and in Exhibit A to the Deed of Trust, should be deemed as deleted and the following first paragraph thereof substituted therefor:

   Land in Davidson County, Tennessee being Townhome Unit 66 Of Tulip Hills, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Tulip Hills appearing of record in Instrument No. 20230321-0020307, Amended in Instrument No.20230426-0030534 and in Instrument No. 20250606-0044587, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Common Elements associated with ownership of said Unit as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Developer and the Unit Owners, and the By-Laws of the Association.

4. Additionally, in the above-referenced Warranty Deed, in the section "Address New Owner(s) as Follows", and in the section identifying "This is **IMPROVED** property, known as..." at the bottom of page 1, the street name of the property was inadvertently shown as "Gladescress Lane" whereas the correct street Name is "Gladecress Lane". Therefore, the address of the property in said sections should be deemed and treated to be "5207 Gladecress Lane, Hermitage, TN 37076."

Now, therefore, in order to correct the above-referenced Warranty Deed and Exhibit A to Deed of Trust, Affiant does hereby affirm, certify, and confirm that this Affidavit is made of my personal knowledge and that the information contained herein is consistent with the intentions of the parties and does not in any way change or alter the understanding of the parties who executed the documents being corrected.

Executed this 24 day of June, 2025.

Anthony N. Greco, Affiant

OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named Anthony N. Greco, who is personally known to me or proved upon satisfactory evidence, and who made oath that he has read the foregoing Affidavit and that the statements contained therein are true and correct based upon his knowledge, information and belief. The Affiant further acknowledged that he executed the within described document for the purpose of correcting the scrivener's error therein described.

SUBSCRIBED AND SWORN TO before me this 24 day of June, 2025.

My Commission Expires:

COLEMAN R DIXON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires MAY 8, 2028

Notary Public

Certificate of Authenticity

I, Anthony N. Greco, 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 the 24 day of JUNE, 2025.

Anthony N. Greco, Affiant

6-24-25
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 24 day of JUNE, 2025.

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027