Prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1289976 AFFIDAVIT
06/25/2025 03:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250625-0050168

AFFIDAVIT OF SCRIVENER'S ERROR

in

Warranty Deed

STATE OF Tennessee
COUNTY OF Davidson

Comes now, Memorie White, a principal, or employee, of Providence Title LLC, and avers as follows:

1) That the document containing the error is the Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20250422-0030856.

2) That the Grantor(s) in said document was Arsenio L Hardrick and Sheneka Hardrick.

3) That the Grantee(s) in said document was Kalan D. Robertson, Sr. and Brandye Abernathy.

4) That the date of execution of said document was April 21, 2025.

The real property affected by the said document is municipally known as 4316 Summercrest Blvd, Unit 1000 located in the city/town of Antioch, Davidson County, TN and is more particularly described to wit:

> Land in Davidson County, Tennessee, being Unit 1000 of Summer Glen Townhomes, Phase 2, a Horizontal Property Regime with Private Elements (PUD), as shown on the site plan attached to and shown as Exhibit 2, established by Declaration of Covenants, Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No 20180116-0004525 as amended by the First Supplement The Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, Annexing Phase 2 Property, of record i Instrument No. 20181220-0123931 and amended by the First Amendment to The Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, of record in Instrument No. 20190807-0078437, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified in said Declarations.
>
> Being the same property conveyed to Kalan D. Robertson, Sr. and Brandye Abernathy, a husband and wife, by virtue of that certain Warranty Deed dated April 17, 2025, and being of record at Instrument No. 20250422-0030856 in the Register's Office of Davidson County, Tennessee.

5) That due to scrivener's error or oversight, said document was recorded with the following error: The FHML retention language contained in the attached Exhibit A was omitted from the Warranty Deed

6) That the above mentioned error is corrected to read as follows, instead:
The FHML retention language contained in the attached Exhibit A to be incorporated in the Warranty Deed.

8) That this Affidavit is made of the undersigned's own personal and factual knowledge and is intended to correct the above-described error.

EXECUTED on the 16th day of June, 2025.

Memorie White

STATE OF Tennessee
COUNTY OF Davidson

On this the 16 day of **June, 2025**, before me, the undersigned officer, personally appeared **Memorie White** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

JORDYN NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 03/06/29

GRANTEE(S):

Kalan D. Robertson, Sr

Brandye Abernathy

STATE OF TN
COUNTY OF Rutherford

JARMON REED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2026

On this the 16th day of **June, 2025**, before me, the undersigned officer, personally appeared Kalan D. Robertson, Sr. and Brandye Abernathy known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 7/6/2026

Certificate of Authenticity

I, Holly A. Mason, 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 June 16 2025.

Affiant Signature

6/16/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 day of June, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026