Karen Johnson Davidson County
Batch# 1298533 AFFIDAVIT
07/17/2025 03:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250717-0056597

THIS INSTRUMENT PREPARED BY:
Jeremy H. Cherry, Esq.
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201

SCRIVENER'S AFFIDAVIT
QUITCLAIM DEED

Whereas, by Quitclaim Deed of record in Instrument No. 20221121-0123347, Register's Office for Davidson County, Tennessee, **Regent Homes, LC, a Tennessee limited liability company**, Grantor, conveyed certain properties therein described to **Burkitt Village Homeowners Association, Inc., a Tennessee non-profit corporation**, Grantee (the "Deed"); and

Whereas, the Deed contained an error in one of the Map/Parcel Numbers for the legal description for Tract 3.

Now, therefore, comes Jeremy H. Cherry, as Partner of Ortale Kelley Law Firm, PLLC, a resident of Williamson County, Tennessee, hereinafter referred to as "Affiant," being duly sworn according to law, who states as follows:

That Ortale Kelley Law Firm, PLLC prepared said Deed by and between the above parties to convey real properties located in Davidson County, Tennessee therein described; that the Deed contained an error in one of the Map/Parcel Numbers of the real properties for Tract 3. The Map/Parcel number shall be stricken and replaced as follows:

"ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL NOS.#
Burkitt Village Homeowners Association, Inc. c/o Paragon Management Group 845 Bell Road, Suite 210 P.O. Box 508 Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	187090A90000CO 187090A90100CO 187090A90200CO 187090A90300CO 187090A90400CO 187090A90700CO 187090A90800CO 187090A90900CO 187050A91000CO 187050A91100CO 187090A91500CO 187090A91600CO 187090A91800CO 187090A91900CO 187090A92000CO 187090A92100CO 187090A92200CO 187090A92300CO 187090A92400CO 187090A92500CO 187090A92600CO 187050B90000CO 187050B90100CO 187050B90200CO"

"Tract 3 (Map/Parcel No. 187090A90700CO & 187090A90800CO & 187090A90900CO)

Any and all "Open Space" or "Common Area", as shown on the plan of Burkitt Village, Phase Five, Section Two, of record as Instrument No. 20160608-0057962, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description."

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Special Warranty Deed from Y&H, G.P., a Tennessee partnership (aka Y&H Tennessee partnership, dated May 27, 2015, filed for record on May 28, 2015, of record in Instrument No. 20150528-0049353, Register's Office for Davidson County, Tennessee.

That Affiant makes this Affidavit solely for the purpose of correcting said typographical error contained in the Deed of record in Instrument No. 20221121-0123347, Register's Office for Davidson County, Tennessee, in, which is a scrivener's error rather than any expression of intent by the parties thereto.

Executed at Nashville, Tennessee, this the 17th day of July, 2025.

AFFIANT:

Ortale Kelley Law Firm:

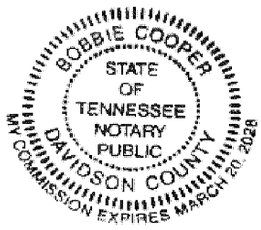
By: _____
Jeremy H. Cherry, Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 17th day of July, 2025, personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Jeremy H. Cherry, Attorney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed, in his capacity as Partner of Ortale Kelley Law Firm, the foregoing instrument for the purposes therein contained.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 July 17, 2025 (date of document).

Affiant Signature

July 17, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

