Karen Johnson Davidson County
Batch# 1299824 AFFIDAVIT
07/18/2025 02:07:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250718-0056879

PREPARED BY,
RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206
File No. CR-25-10111

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Christen T. Rabe, a resident of Davidson County, Tennessee, being of lawful age, hereinafter referred to as "Affiant," being first duly sworn according to law, deposes and states as follows:

1. That Affiant, as an employee at Magnolia Title & Escrow, Inc., did on June 30, 2025, prepare a certain Warranty Deed, which Deed was executed by Jeremy Harrison, Sole Member of Smyrna Villages LLC, dba Walnut Grove Reserve, LLC a Tennessee Limited Liability Company, and appears of record in Instrument Number 20250703-0052852, in the Register's Office for Davidson County, Tennessee.

2. One of Affiant's duties was to accurately reflect the legal description on the first page of said Deed.

3. Whereas, by inadvertence, error and mistake, Affiant failed to accurately reflect the references to 3 recorded instruments in the legal description.

4. Now, therefore, Affiant hereby certifies and corrects the legal description to:

   A certain Condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 912 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429, and amended in Instrument No. 20151203-0122000, Instrument No. 20170324-0029048, Instrument No. 20181016-0102535, and Instrument No. 20230731-0058841, the Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, Register's Office for Davidson County, Tennessee.

5. The Affiant further affirms that all other terms, provisions, and warranties recited in the Deed recorded on July 3, 2025, in Instrument Number 20250703-0052852, in the Register's Office of Davidson County, Tennessee, not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

Christen T. Rabe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Christen T. Rabe,** with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of July, 2025.

NOTARY PUBLIC

My Commission Expires: 9/24/27

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

**CERTIFICATE OF AUTHENTICITY**

I, Christen T. Rabe do hereby make oath that I am a licensed attorney and/or 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 18, 2025.

Affiant
Date: 7/18/25

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 18th day of July, 2025.

Notary Public

My Commission Expires: 12/27/27

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027