Karen Johnson
Batch # 1303636
07/30/2025 01 38 51 PM
Fees $12 00 Taxes $0 00
Davidson County
AFFIDAVIT
2 pgs
20250730-0060266

This instrument prepared by: BOX 10-B
Cohen & Cohen, Attorneys At Law
4908 Charlotte Avenue
Nashville, TN 37209

AFFIDAVIT OF SCRIVENER'S ERROR

This affidavit is being given for the purpose of correcting the legal description and the map and parcel numbers stated in a Warranty Deed conveying certain real property known as 1625 Northview Ave., Nashville, TN 37216 from Thomas Haehn, unmarried, to Paragon Group, LLC, a Tennessee Limited Liability Company. Said Warranty Deed was executed on December 3, 2024 and recorded January 13, 2025 as Instrument No. 20250113-0002404, Register's Office for Davidson County, Tennessee.

Comes now Deborah J. Cohen who, having first been duly sworn according to law, deposes and says:

1. That I am an attorney licensed to practice in the Courts of the State of Tennessee, maintaining a law office in Davidson County, Tennessee.

2. That on or about December 3, 2024, my office, under my direction, used the following legal description which inadvertently listed the original legal description of said property, rather than the updated legal description reflecting the Horizontal Property Regime for Homes at 1625 Northview Avenue, in preparation of the warranty deed referenced above, to wit:

   Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Charles U. Coggin's First Addition to Nashville, as of record in Plat Book 421, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

   Being the same property conveyed to Thomas Haehn from Jeffrey A Corle, unmarried, by deed dated March 2, 2011, of record as Instrument No. 20110303-0017258, Register's Office for Davidson County, Tennessee.

3. That the correct legal description which identifies the Horizontal Property Regime as Homes at 1625 Northview Avenue is as follows:

   Land in Davidson County, Tennessee, being Units A & B on the plan of Homes at 1625 Northview Avenue, as shown on Exhibit "B" to the Declaration for Homes at 1625 Northview Avenue, a Horizontal Property Regime, of record in Instrument No. 20241206-0094712, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

   Being the same property conveyed to Thomas Haehn from Jeffrey A. Corle, unmarried, by deed dated March 2, 2011, of record as Instrument No. 20110303-0017258, Register's Office for Davidson County, Tennessee.

4. That the Map and Parcel number of 072-10-0-303.00 stated on the warranty deed recorded in Instrument No. 20250113-0002404 should have been stated as **072-10-3K-001.00 for Unit A and 072-10-3K-002.00 for Unit B.**

5. That the intent was to convey the real property owned by Thomas Haehn as referenced in Instrument No. 20110303-0017258, said Register's Office and such error in the legal description and map and parcels as listed above was inadvertent and merely a scrivener's error.

Further affiant says not.

DEBORAH J. COHEN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 29th day of July, 2025

My commission expires Nov 8, 2027

NOTARY PUBLIC

MARTHA ZENDLOVITZ EMESON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2027

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah J Cohen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of July, 2025

My Commission expires Nov. 8, 2027

NOTARY PUBLIC

MARTHA ZENDLOVITZ EMESON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2027