This Instrument Prepared by and Return To:
Premier Escrow, LLC
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215
File No. MO2024-900

Karen Johnson Davidson County
Batch# 1305799 AFFIDAVIT
08/04/2025 12:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250804-0061560

SCRIVENER'S AFFIDAVIT

Comes now D. Dylan Potter, Attorney, of Nashville, Tennessee, and states on oath:

1. That I or a member of my staff prepared a Warranty Deed dated August 02, 2024, of record in Instrument No. 20240819-0063372, Register's Office for Davidson County, Tennessee. Said Warranty Deed conveyed property commonly known as 2731 Linmar Ave., Nashville, TN 37215 from ROBERT BARTON PURYEAR IV, ("Grantor") to MARY BRYAN, AN UNMARRIED WOMAN, ("Grantee").

2. That a scrivener's error was made in the legal description:

A. That through inadvertence the legal description read as follows:

> Land in Davidson County, Tennessee, being Unit 2731 on the Plan of Linmar Place, Section III, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions, and Restrictions of record in Book 7887, Page 558, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Martha J. Puryear, a single person, by Warranty Deed from SCW Construction Co, Inc., of record in Book 8379, Page 155, in the Register's Office of Davidson County, Tennessee, dated June 14, 1991 and recorded on June 20, 1991 and as re-recorded in Book 9206, Page 598.
>
> The said Martha J. Puryear died June 17, 2012, testate, devising subject property to Robert Barton Puryear, IV. See Affidavit of Heirship of record in Instrument No. 20120815-0073118, in said Register's Office .and Probate Case 12P-1201, in the Circuit Court for Davidson County, Tennessee.

B. That the correct legal description should read as follows:

> Land in Davidson County, Tennessee, being Unit No. 16 (also known as Unit No. 2731), on the Plan of Linmar Place III, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Master Deed of record in Book 7887, Page 558, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. There is conveyed with said described individual condominium unit as defined in Master Deed of record in Book 7887, Page 558 and By-Laws of record in Book 7887, Page 594, and Book 8103, Page 984, Register's Office for Davidson County Tennessee, an to which reference is hereby made for particulars.
>
> Being the same property conveyed to Martha J. Puryear, a single person, by Warranty Deed from SCW Construction Co, Inc., of record in Book 8379, Page 155, in the Register's Office of Davidson County, Tennessee, dated June 14, 1991 and recorded on June 20, 1991 and as re-recorded in Book 9206, Page 598.
>
> The said Martha J. Puryear died June 17, 2012, testate, devising subject property to Robert Barton Puryear, IV. See Affidavit of Heirship of record in Instrument No. 20120815-0073118, in said Register's Office .and Probate Case 12P-1201, in the Circuit Court for Davidson County, Tennessee.

3. That this Affidavit is given to correct any defect in title by reason of the aforesaid defective instrument.

Further, the Affiant sayeth naught.

D. Dylan Potter, Attorney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Dylan Potter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 4th day of August, 2025.

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2028

Notary Public

Certificate of Authenticity

I, Christina Higgins, 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 8/4/2025.

Date

Affiant Signature

8/4/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of August, 2025.

Notary's Signature

My Commission Expires: March 5, 2029
Date

Notary's Seal (if on paper)

MICHELLE OSBORNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 5, 2029
COUNTY OF MACON