Karen Johnson Davidson County
Batch# 1333935 AFFIDAVIT
10/15/2025 12:38:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251015-0082107

Prepared by and return to:
Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro, TN 37128

SCRIVENERS AFFIDAVIT OF CORRECTION

Vanessa E. Allen, after being duly sworn, states and affirms as follows:

My name is Vanessa E. Allen and I prepared a Warranty Deed from **Phyllis L Williams, a single woman to Hongyu Duan, an unmarried woman on May 28, 2021, which appears of record in Instrument No. 20210601-0072793**, Register's Office of Davidson County, Tennessee. I have confirmed that the legal description contains a scrivener's error and should read as follows:

Land in Davidson County, Tennessee, being Unit No. 14, Building 12, on the Plan of Section One, Phase One, Mill Creek Club n/k/a Hickory Hollow Condominiums, of record in Book 4860, Page 11, amended in Book 5050, Page 103, Register's Office for said County, together with the Master Deed of record in Book 4887, Page 961; Book 5000, Page 607; Book 5101, Page 809; Book 10468, Page 653; **Instrument No. 20040805-0094103**; and Instrument No. 20050810-0094534, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hongyu Duan, an unmarried woman, by warranty deed from Phyllis L Williams, a single woman of record in Instrument No. 20210601-0072793 Register's Office for Davidson County, Tennessee, dated 5/28/2021

The purpose of this Affidavit is to correct the Master Deed Instrument Number to read **Instrument No. 20040805-0094103** in the legal description contained in said Warranty Deed.

FURTHER, AFFIANT SAITH NOT.

WITNESS my hand this 15th day of October, 2025.

Vanessa E. Allen

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public of said County and State, Vanessa E. Allen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Murfreesboro, Tennessee, this the 15th day of October, 2025.

Tammy L Potts
Notary Public

My Commission expires:

7/15/28

TAMMY L POTTS
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

Tennessee Certification of Electronic Document

I, Tammy L. Potts, 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 10/15/25 (date of document).

Tammy L Potts
Affiant Signature

10/15/25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 15th day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

