Karen Johnson Davidson County
Batch# 1347655 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
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This document prepared by and return to:
Hywater Title, LLC
836 N. Thompson Lane, Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE)
COUNTY OF DEKALB)

SCRIVENER'S AFFIDAVIT

Deed Cross-Reference: Warranty Deed Instrument Number 20220824-0095550
Deed of Trust recorded in Instrument Number 20220824-0095551

The undersigned, Jade Richardson, who is over eighteen (18) years of age and whose address is 412 S. College Street, Smithville, TN 37166, being duly sworn, states as follows:

A Warranty Deed, of record in Instrument Number 20220824-0095550 in the Register's Office for Davidson County, Tennessee, was executed by John Davis, Ole South Properties, Inc a Corporation Vice President, and a Deed of Trust, of record in Instrument Number 20220824-0095551 in the Register's Office for Davidson County, Tennesse was executed by Hugo Tovar Huerfano and Daniela Urquiola Merdez, Husband and wife, affecting certain property located in Davidson County, Tennessee, as more particularly described herein:

Being all of Unit A-3 on the plan of The Ridge at Antioch, a Horizontal Property Regime with Private Elements, according to plat and survey appearing of record in Instrument No. 20220131-0010914, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Ole South/Craighead Joint Venture, a Tennessee Joint Venture, by Warranty Deed from The Ridge at Antioch Limited Partnership, a Tennessee Limited Partnership, dated June 28, 2019, appearing of record in Instrument No. 20190701-0063743, of the Register's Office of Davidson County, Tennessee.

Further being a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation by Warranty Deed from Ole South/ Craighead Joint Venture, a Tennessee Joint Venture dated March 14, 2022 and recorded March 24, 2022 of record in Instrument No. 20220324-0033791, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument No. 20211230-0172041, and amended of record in Instrument No. 20220131-0010914; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210104-0000839; Subject to Second Amendment to Declaration of Covenants, Conditions, and Restrictions for the Ridge at Antioch, a Horizontal Property Regime With Private Elements of record in Instrument No. 20220816-0092952, Register's Office for said County; Easements or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey; Subject to the Gulf Interstate Gas Company Easement of record in Book 2244, page 13; Subject to the Colonial Pipeline Easement of record in Book 4607, page 484; Subject to the Easement to Columbia Gulf Transmission Company of record in Book 3463, page 126; Subject to the matters shown on Plan for Forest View Park South, including without limitation sewer easement of record in Plat Book 6900, pages 160 & 161; Subject to the easements retained in the Metropolitan County Council Bill

088-397, as recorded with Deed of record as Instrument No. 20121130-0109905; Subject to the Declaration of Covenants and Restrictions for Forest View Park South, of record in Book 7075, page 790 and corrected in Book 7079, page 424; Grant of Easement to Piedmont Natural Gas Company, Inc. of record in Instrument No. 20140505-0037955; Post Closing and Temporary Easement Agreement of record in Instrument No. 20160217-0014870; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160915-0097133; Easement Agreement of record in Instrument No. 20161104-0117206; and to any and all matters shown on said plat and survey of record in Instrument No. 20220131-0010914; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

Being the same property conveyed to Hugo Tovar Huerfano and Daniela Urquiola Mendez, husband and wife by Warranty Deed from Ole South Properties, Inc., a Corporation, Dated August 23, 2022, Recorded August 24, 2022, Instrument No. 202208240095550 in the Register's Office for Davidson County, Tennessee.

The Reason for this correction is the map and parcel that was used on the transfer was the parent Map/parcel 150-00-0-237.00 and needed to be the new and enrolled parcel Map/Parcel: 150-09-0C-003.00.

This Affidavit is made of my personal knowledge for the purpose of correcting the error above described. The undersigned certifies under penalty of perjury that the foregoing is true and correct.

Dated effective as of November 18, 2025.

Jade Richardson

STATE OF TENNESSEE
COUNTY OF DeKalb

On this the 18 day of November, 2025, before me, a Notary Public, personally appeared Jade Richardson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing affidavit and who acknowledged that she executed the same as her free act and deed. She also made oath that she has read the foregoing affidavit and that the things and matters contained therein are true and correct. The affiant did further acknowledge that she executed the within described document for the purpose of correcting the scrivener's error therein described.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the date first above written.

Notary Public
My commission expires: 06/03/2028

JONALLEN PRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **11/18/2025** (date of document).

Jami K Averwater

Affiant Signature

11/18/2025

Date

State of Tennessee

County of Rutherford

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

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

