PREAPRED BY, RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1366272 AFFIDAVIT
01/06/2026 01:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260106-0001085

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Ashley Pospiech, 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 of Momentum Title, LLC, on August 19, 2020, prepared a certain Warranty Deed, which was executed by Michael Nichols and appears of record in Instrument No. 20200820-0094310, in the Register's Office for Davidson County, Tennessee.

2. One of Affiant's duties was to include an accurate and complete legal description for the property being transferred by said instrument.

3. Whereas, by inadvertence, error and mistake, the legal description prepared by the Affiant contains a typographical error.

4. Now, therefore, Affiant hereby certifies that the attached "EXHIBIT A" is intended to and does hereby replace the legal description for the Warranty Deed of record at Instrument No. 20200820-0094310 (with corrections being in **bold face** type and underlined), in the Register's Office for Davidson County, Tennessee.

5. The Affiant further affirms that all other terms, provisions, and warranties recited in the Warranty Deed recorded on August 20, 2020, in the Register's Office of Davidson County, Tennessee, not specifically recited and corrected herein, shall remain ~~unchanged and in full~~ force and effect.

AFFIANT

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 **Ashley Pospiech,** 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 6th day of January, 2026.

NOTARY PUBLIC

My Commission Expires: 11-8-2029

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LAND in Davidson County, Tennessee, being Unit No. 2218 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27- 101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575, Register' s Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit.

Being the same property conveyed to Michael Nichols, a married man, by deed from Hillview Village Partnership, a Tennessee general partnership, of record in Instrument No. 20070928-0115594, Register's Office for Davidson County, Tennessee, dated September 26, 2007 and recorded on September 28, 2007. Said Michael Nichols was divorced pursuant to Final Divorce Decree entered and signed on the 11th day of December 2007, Eighth Circuit court for Davidson County, Tennessee, Docket No. 07D-2312. This property was never the primary residence of his former spouse.

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **01/06/2026**.

Affiant Signature — Date: 01/06/2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 01/06/2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY