THIS INSTRUMENT PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1402573 AFFIDAVIT
04/07/2026 11:44:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260407-0027857

Scrivener's Affidavit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

(Reference to Warranty Deed of record as Instrument No. 20250321-0021490, Register's Office for Davidson County, Tennessee.)

I, Luke Kellum, Authorized Agent, for Bankers Title and Escrow Corporation, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. That Bankers Title and Escrow Corporation recorded a Warranty Deed executed by Lisa J. Smith, unmarried, to Carol A. Anderson, unmarried, recorded on March 21, 2025 as Instrument No. 20250321-0021490, Register's Office for Davidson County, Tennessee.

2. That the legal description on said Warranty Deed did not contain all references to the amendments to the Master Deed.

3. That said Warranty Deed should have contained the following legal description:

Land in Davidson County, Tennessee, Being Unit No. 5 of the Chadwell Retreat Townhomes, Pursuant to Master Deed of record as Instrument No. 20080702-0068253, Instrument No. 20080924-0097122, Instrument No. 20170515-0048041, Instrument No. 20180419-0036911, Instrument No. 20190502-0040804, Instrument No. 20230118-0004086, Instrument No. 20230118-0004095, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

All other matters contained in said Quitclaim Deed remain the same.

FURTHER, Affiant saith not.

BY: Luke Kellum, Authorized Agent
Bankers Title and Escrow Corporation

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Luke Kellum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent for Bankers Title and Escrow Corporation, and that as such he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 3rd day of April 2026

Kim Murray
NOTARY PUBLIC

My Commission Expires: 2-23-30

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy of Certification

I, Kim Murray, 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 is a true and correct copy of the original document executed and authenticated according to law on 4-3-26.

Kim Murray
Signature

Date: 4/6/26

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn and subscribed before me this the 6th day of April, 2026.

Kristen Jacoby
Notary Public

My commission Expires: 9/19/2028

SEAL

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY