Karen Johnson Davidson County
Batch# 1429601 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
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This Instrument Prepared By and Return to:
Rudy & Partners PLLC
2012 21st Avenue South
Nashville, TN 37212

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Margaret R. Means**, hereinafter referred to as Affiant, on this 8th day of June, 2026, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

WHEREAS, Affiant prepared and recorded a certain **Warranty Deed** dated March 6, 2025 and recorded March 10, 2025, in **Instrument Number 20250310-0017913,** Register's Office for Davidson County, Tennessee from Woodstock Holdings, LLC, a Tennessee limited liability company, Grantor to Cobb Interiors LLC, a Texas limited liability company, Grantee, conveying a certain tract or parcel of land in Davidson County, Tennessee, and commonly known as 1268 3rd Ave. S., Nashville, Tennessee 37210; and

WHEREAS, the said Warranty Deed was recorded containing certain typographical errors in the legal description in that it incorrectly references the property as being a unit in Dudley Park Condominiums, which reads as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1268 of Dudley Park Condominiums, established pursuant to the provisions of the Tennessee Code Annotated as the same is set out in Section 66-27-201, et seq. as amended, under the Master Deed and Declaration establishing Dudley Park Condominiums of record in Instrument No. 20230922-0074681, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the condominium and buildings thereof; said Unit being depicted on Exhibit to said Master Deed and Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed and Declaration.

WHEREAS, the said Warranty Deed was recorded containing certain typographical errors in referencing the property as being subject to a certain Charter and Master Deed for Dudley Park Condominiums, as follows:

Charter of the Dudley Park Condominium Association, Inc. of record in Instrument Number 20231004-0078002, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed and Declaration establishing Dudley Park Condominiums of record in Instrument Number 20230922-0074682, Register's Office for Davidson County, Tennessee,

NOW THEREFORE, the Affiant executes this Scrivener's Affidavit to acknowledge and correct the above mentioned scrivener's errors. **The above referenced Charter and Master Deed are hereby deleted from the Warranty Deed and the correct legal description should read as follows:**

Land in Davidson County, Tennessee, being Unit No. 1268, on the plan of Dudley Park Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions For Dudley Park Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20230922-0074681, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

This Affidavit is made to correct the error as stated above by showing it resulted from a Scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not

Affiant(s):

Margaret R. Means

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 8 day of June, 2026

My Commission Expires:_____

Notary Public

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Margaret R Means, 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 June 8, 2026.

Affiant Signature

Date 6/8/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of June, 2026.

Notary Signature

MY COMMISSION EXPIRES: 02-05-30

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY