Karen Johnson Davidson County
Batch# 1437996 AFFIDAVIT
06/25/2026 08:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260625-0057205

This Instrument Prepared By and Return To:
Sidwell, Barrett, Gore & Reynolds P.C.
121 1st Ave. S. Ste. 200
Franklin, TN 37064

SCRIVENER'S AFFIDAVIT FOR WARRANTY DEED
FILED OF RECORD ON APRIL 27, 2026 INSTRUMENT NUMBER 20260427-0035917
REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Comes now, **Blake Harris Reynolds**, hereinafter referred to as Affiant, on this the 23rd 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 his knowledge, information and belief:

1. That the Affiant is more than 18 years of age, suffers from no legal disability, and is a representative of Phoenix Title Services, LLC which witnessed the execution of a Warranty Deed in which MARK F. MARTIN, unmarried, conveyed a certain parcel of land in Davidson County, Tennessee to BENJAMIN CONNOR, a single person, which deed is filed of record on April 27, 2026 in Instrument Number 20260427-0035917, Register's Office for Davidson County, Tennessee.

2. That the above-mentioned Warranty Deed contained the following typographical error in the legal description describing the property as:

   Land in Davidson County, Tennessee, being Unit 112 on the Plan of Phase 3B Brentwood Villa of record in Plat Book 6900, page 4, amended in Plat Book 6900, page 329, Register's Office for said County, to which plan reference is made for a more complete description, Brentwood Villa Condominium, a horizontal property regime established by Master Deed of record in Book 6923, page 943, amended in Book 7035, page 115, **Book 7107**, page 730, Rerecorded in Book 7143, page 18, and further amended in Book 7266, page 84 and Book 7423, page 574, said Register's Office.

3. That the Affiant makes this Affidavit for the purpose of deleting the original language and replacing it with the following:

   Land in Davidson County, Tennessee, being Unit 112 on the Plan of Phase 3B Brentwood Villa of record in Plat Book 6900, page 4, amended in Plat Book 6900, page 329, Register's Office for said County, to which plan reference is made for a more complete description, Brentwood Villa Condominium, a horizontal property regime established by Master Deed of record in Book 6923, page 943, amended in Book 7035, page 115, **Book 7101**, page 730, Rerecorded in Book 7143, page 18, and further amended in Book 7266, page 84 and Book 7423, page 574, said Register's Office.

Further Affiant sayeth not.

THIS AFFIDAVIT is made this 23rd day of June, 2026.

Blake Harris Reynolds

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Blake Harris Reynolds, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who did say upon oath that the facts recited in this instrument are true, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of June, 2026.

My commission expires: 8/15/27

Notary Public

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Blake Harris Reynolds, do hereby make oath that I am a licensed attorney and/or 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 23rd day of June, 2026.

Blake Harris Reynolds
Date: 6/23/26

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of June, 2026.

Notary Public
My Commission Expires: 8/15/27

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY