Karen Johnson
Batch # 1438437
06/26/2026 09:23:44 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
2 pgs
20260626-0057810

Prepared By:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard, Suite 130
Nashville, TN 37215
File# 260454332

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on May 11th, 2026, Kate Rosenthal was an attorney at Chapman & Rosenthal Title, Inc., and in her capacity with Chapman & Rosenthal Title, Inc., she notarized a Warranty Deed for property located at 8300 Sawyer Brown Road, Unit E308, Nashville, TN 37221.

WHEREAS, on May 12th, 2026, Kate Rosenthal sent for recording said Warranty Deed, but included an incorrect legal description of the property. The correct legal description should read as shown on the attached "Exhibit A".

WHEREAS, the aforementioned Warranty Deed was recorded in the Register's Office of Davidson County, Tennessee in Instrument No. 20260512-0042697, and Kate Rosenthal, by this sworn affidavit, desires to correct the legal description by recording this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

Kate Rosenthal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named affiant, Kate Rosenthal, who being by me first duly sworn according to law, states on oath that the statements contained in the above and foregoing instrument as true and correct as therein stated and set forth.

WITNESS my hand and Official Seal at office this 25 day of June, 2026.

Lexi Dickerman
NOTARY PUBLIC

My Commission Expires: 11/5/2029

LEXI DICKERMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

EXHIBIT A

A Condominium Apartment in Davidson County, Tennessee, being Unit No. E-308, together with the carport designated E-308-C, of River Plantation, Section 3, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, pages 75, 76, and 77, amended in Book 4675, pages 103, 104, and 105, Register's office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium established by Master Deed of record in Book 4784, page 464, amended in Book 5785, page 180 and Book 5840, page 663, said Register's Office.

Being the same property conveyed to DAN B. COLEMAN AND WIFE, BARBARA H. COLEMAN, by deed from JOHN R. BANDY AND WIFE, DOROTHY B. BANDY, of record in Book 5363, page 188, dated November 9, 1978, said Register's Office.

Barbara H. Coleman having since died September 27, 2016, said Register's Office leaving Dan B. Coleman the surviving tenant by the entirety.