Karen Johnson Davidson County
Batch# 1451473 AFFIDAVIT
07/24/2026 10:35:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260724-0067598

PREPARED BY AND RETURN TO:
Bell Law Settlement Services
112 30th Avenue North
Nashville, TN 37203

CROSS REFERENCE TO:

Instrument No. 20260618-0055338
Davidson County
FILE# 2026-9019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SCRIVENER'S AFFIDAVIT

Personally, appeared before me the undersigned officer authorized by law to administer oaths in said state and County, comes the undersigned Mary E. Armor, who states under oath as follows:

1.

I am more than 18 years of age, suffer from no legal disability. I am employed by Bell Law Settlement Services, LLC as a Processor. I am authorized to make the representations contained in this Affidavit on behalf of Bell Law Settlement Services, LLC.

2.

My company prepared a Warranty Deed from Michelle K. Bell and spouse, John Matthew Bell, dated June 16, 2026, and recorded on June 18,2026, Instrument No. 20260618-0055338, Davidson County, Tennessee Records.

3.

In the Warranty Deed aforementioned, there was a Scrivener's error in the amendment. **Specifically, the Amendment was inadvertently left out.**

The Amendment language should read as follows:

Land in Davidson County, Tennessee, being Unit No. 1119 on the plan of Homes at 1119 Chester Avenue Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 1119 Chester Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220125-0009209 and amended in Instrument No. 20241115-0089249, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

4.

This affidavit is given to explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

5.

I understand that this affidavit will be recorded in the Davidson County Records and that it will be relied upon in the future by those seeking to acquire or to insure an interest in the above-described realty, as well as those who examine the title to said realty.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, this 16th day of July 2026.

Mary E. Armor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mary E. Armor to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and who acknowledged that she executed the same as her free act and deed. WITNESS my hand, at office, this 16th day of July 2026.

Notary Public My Commission expires: 11.26.2028

NICHOLE BOWLING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 11-26-2028

Jurat
Sworn and subscribed to me this 16th day of July 2026 by Mary E. Armor.

Notary Public

NICHOLE BOWLING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY Expires 11-26-2028

Tennessee Certification of Electronic Document

I, Mary Anner, 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 7/16/26 (date of document).

Mary Anner
Affiant Signature

7/24/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 24th day of July, 2026

Nichole Dowling
Notary's Signature

MY COMMISSION EXPIRES: 11.26.2028

NOTARY'S SEAL

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028