Karen Johnson Davidson County
Batch# 1468858 AFFIDAVIT
09/04/2026 12:35:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260904-0082526

Prepared & Presented by:
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AFFIDAVIT TO CORRECT SCRIVENER'S ERROR

Whereas, Patrick Boone Fox, an unmarried man, ("Grantor") executed a Warranty Deed to convey property to Peter Behl DePhillips and Kelly DePhillips, husband and wife, ("Grantee") as recorded in Instrument No. 202605260047467, Register's Office for Davidson County, Tennessee, and

Whereas, thru inadvertence and mistake, the legal description in the body of the document contained a clerical error and [insert clerical error]; and

Whereas, in order to correct the scrivener's error, I, Michael T. Moser, do certify and affirm that the clerical error shall be corrected because two amendments were missing from legal description:

Land in Davidson County, Tennessee, being Unit No. 16 on the Plan of BELLE MEADE RIDGE TOWNHOMES, a Horizontal Property Regime With Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20200123-0008509, amended in Instrument No. 20210104-0000013, amended in Instrument No. 20210104-0000014, amended in Instrument No. 20210127-0012271, amended in Instrument No. 20220426-0048083, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being so stated so as to correct the scrivener's error in the original document.

Sworn to and subscribed before me this 4th day of September, 2026.

Affiant
Name: Michael T. Moser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Michael T. Moser, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me this 4th day of September, 2026.

Notary Public

My Commission Expires: 03/28/28

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Mackenzie Reinacher state that this document is true and accurate.
Sworn to and subscribed before me this 4th day of September, 2026.

Notary Public

My Commission Expires: 03/28/28
G26-25628

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 09/04/2026 (date of document).

Affiant Signature

09/04/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 4th day of September, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29