Karen Johnson Davidson County
Batch# 1482883 AFFIDAVIT
10/09/2026 01:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20261009-0093164

Prepared By & Return To:
Signature Title Services, LLC
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211

SCRIVENER'S AFFIDAVIT

(In Reference to Quitclaim Deed of record in Instrument No. 20260608-0051308, Register's Office of Davidson County, Tennessee)

STATE OF TENNESSEE)
COUNTY OF RUTHERFOR)

Comes Megan Millsap, Affiant herein who, after being first duly sworn according to law, deposes and states upon the basis of her personal knowledge as follows:

1.) That I am an employee of Signature Title Services, LLC.

2.) That in the course of my employment, I caused to be prepared a certain Warranty Deed conveying real property bearing the street address of 1916 Isabelle Lane, Antioch, TN 37013, from Jennifer Lee Gaddis, an unmarried woman, to Erin Dias, Trustee of The Gaddis Family Trust, the same being of record in Instrument No. 20260608-0051308, Register's Office of Davidson County, Tennessee.

3.) That through mistake and inadvertence, the real property intended to be conveyed by said Quitclaim Deed was incorrectly described as follows:

A certain townhome located in Davidson County, Tennessee, being Unit No. 247 of 109 N 9th St., a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under Declaration of Covenants, Conditions, and Restrictions for Provincetown, of record in Instrument No. 20031119-0168785 as supplemented in Instrument No. 20050609-0066104, Instrument No. 20060825-0105504, and Instrument No. 20080812-0082993, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests 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 regime and the buildings thereof, said Unit being depicted on Exhibit A-1 to said Master Deed Supplement in Instrument No. 20050609-0066104; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

4.) That the correct legal description of the real property intended to be conveyed by said Quitclaim Deed is as follows:

A certain townhome located in Davidson County, Tennessee, being Unit No. 247 of Phase Two Provincetown, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under Declaration of Covenants, Conditions, and Restrictions for Provincetown, of record in Instrument No. 20031119-0168785 as supplemented in Instrument No. 20050609-0066104, Instrument No. 20060825-0105504, and Instrument No. 20080812-0082993, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests 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 regime and the buildings thereof, said Unit being depicted on Exhibit A-1 to said Master Deed Supplement in Instrument No. 20050609-0066104.

FURTHER AFFIANT SAITH NOT.

MEGAN MILLSAP

Sworn to and subscribed before me this 7th day of October, 2026.

My commission expires: 12.2.28

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand and seal at office on this 7 day of October, 2026.

My commission expires: 12.2.28

NOTARY PUBLIC

Certificate of Authenticity

I, Megan Milsap, 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 10/7/26.

Date

Affiant Signature

10/7/26

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 7 day of October, 2026.

Notary's Signature

My Commission Expires: 12.2.28

Notary's Seal (if on pape

