BILL GARRETT, Davidson County
Trans:T20170060077 AFFIDAVIT
Recvd: 07/13/17 15:43 3 pgs
Fees:17.00 Taxes:0.00
20170713-0070691

THIS INSTRUMENT WAS PREPARED BY:
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, Tennessee 37027

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared Daniel Heard, Attorney, who is known to me (or proved to me on the basis of satisfactory evidence), and said person swore under oath and stated as follows:

1. That American Title & Escrow Services, LLC, prepared the following described legal document for recording in the public records:

That Quitclaim Deed executed by Michael Kaplan, GRANTOR, to Kaplan Ventures, LLC, GRANTEE, as of record as Instrument No. 20170511-0046896, in the Register's Office for DAVIDSON County, Tennessee.

2. That the above described document contains a scrivener's error in the legal description, and in the New Owner mailing address. The scrivener's errors are in bold type as follows:

A. **The legal description shown on Page 1 is incomplete and does reflect the intent of the Grantor to convey to Grantee all 6 Units in the Beech Avenue Residences (as evidenced by the 6 separate Map/Parcel Numbers referenced in the instrument, and the note below the derivation that the subject property is "Being also known as 1813 Beech Avenue, Units 1 thru 6, Nashville, TN 37203).**

B. **There was no mailing address listed for New Owner as to where the Trustee is to send tax bills.**

3. That the **correct** legal description is attached hereto as Exhibit A, and shall replace entirely that legal description erroneously shown on Page 1 of the Quitclaim Deed described above.

4. That the **correct** full mailing address for the New Owner / Grantee, where tax bills can be sent is as follows:

Kaplan Ventures LLC
391 Jones Parkway
Brentwood, TN 37027

5. That he knows of his own personal knowledge that correction of the scrivener's errors described in this Affidavit is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

FURTHER AFFIANT SAYS NOT.

Witness my hand this 13 day of July, 2017.

American Title & Escrow Services, LLC

By: _____
Daniel Heard

Its: Attorney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Daniel Heard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an officer authorized to execute the foregoing Affidavit on behalf of American Title & Escrow Services, LLC, a Tennessee limited liability company, and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 13th day of July, 2017.

My Commission Expires: 12-19-20

_____
Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

EXHIBIT A

Land in Davidson County, Tennessee, being Units 1, 2, 3, 4, 5 & 6, Beech Avenue Residences, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Beech Avenue Residences, of record in Instrument No. 20170313-0024250, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Kaplan, a married man by Warranty deed from 1813 Beech Avenue, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160624-0064835 Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on June 24, 2016.

Being also known as 1813 Beech Avenue, Units 1 thru 6, Nashville, TN 37203.