This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 62516 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20180226-0017993

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Laura Mitchell**, hereinafter referred to as Affiant, on this 22nd day of February, 2018, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Affiant is an employee of Rudy Title & Escrow, LLC.

2. That Affiant prepared a **Quitclaim Deed** dated November 9th, 2012 and recorded November 19th, 2012 as **Instrument No. 20121119-0106611, Register's Office for Davidson County, Tennessee** by and between **Gina Renee Cantrell, unmarried and John Daniel Richardson, unmarried as Tenants in Common with Rights of Survivorship,** as Grantor, and **Gina Renee Cantrell, unmarried,** as Grantee.

3. Said Quitclaim Deed contained a clerical error with regard to the legal description.

4. That Affiant makes this affidavit for the purpose of correcting the legal description to read as follows:

   Land in Davidson County, Tennessee, being Unit No. 102 and Parking Space 79 and 80, Storage Unit 3G, of 5th and Main Condominiums, as established under Master Deed of record in Instrument Number 20060630-0078751, as amended in Instrument Nos 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, and 20120820-0074741, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on the master deed.

5. This Affidavit is made to correct any defect in title by reason of the aforesaid defective instruments by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

Laura Mitchell, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Laura Mitchell, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of February 2018.

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires:

JM - P-18 - 2115-102