This instrument prepared by:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 132495 AFFIDAVIT
08/24/2018 09:05:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180824-0083951

AFFIDAVIT OF SCRIVENER'S ERROR

Come now GREG FAIRBETTER, who, having first been duly sworn according to law, depose and say:

1. That I am an employee of **Broker Title & Escrow, LLC**. in Davidson County, Tennessee.

2. That on **July 13, 2018**, my office, under my direction, prepared the Warranty Deed for **ArtiZen Properties, LLC** sale of **215 Oak Grove Drive, Nashville, TN 37217**. The Warranty Deed was recorded in **Instrument No. 20180716-0068570**, Register's Office for Davidson County, Tennessee.

3. THE WARRANTY DEED WAS RECORDED **JULY 16, 2018**, THE GRANTEE'S NAME WAS MISPELLED IN THE CONVEYANCE, AND INCORRECTLY HAD THE GRANTEES NAME AS **XHEMAL ROSHI**.

4. THIS AFFIDAVIT IS MADE TO CORRECT THE ERROR IN THE GRANTING CLAUSE ON THE WARRANTY DEED. THE GRANTEE FOR THIS TRANACTION SHOULD APPEAR AS XHEMAL RROHSI. THE CORRECT GRANTING CLAUSE SHOULD APPEAR AS FOLLOWS:

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ArtiZen Properties, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Xhemal Rroshi,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Further affiants say not.

GREG FAIRBETTER

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, Greg Fairbetter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of August, 2018.

My Commission expires:
11/5/2019

NOTARY PUBLIC

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212