Karen Y Johnson Davidson County
Batch# 179341 AFFIDAVIT
12/31/2018 03:57:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20181231-0126627

Prepared By:
Signature Title Services, LLC
4711 Trousdale Dr. Suite 120
Nashville TN 37220

Please Record & Return to:
Signature Title Services, LLC
4711 Trousdale Dr. Ste 120
Nashville TN 37220

SCRIVENER'S AFFIDAVIT

(In Reference To Warranty Deed of record in Instrument No. 20180108-0002480, Register's Office of Davidson County, Tennessee)

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Comes Kristen Traini, 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, Kristen Traini, 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 dated January 5, 2018, conveying certain real property bearing the street address of 2057 Nashboro Blvd., Nashville, TN 37217, and more accurately described as Unit 2057, Nashboro Village Twelve Condominiums, from Ben Carson, the Secretary of Housing and Urban Development of Washington, D.C. to Enrique Hurtado Juarez.

3.) That in addition to the certain real property conveyed, pursuant to the Master Deed of Nashboro Village Twelve Condominiums, of record in Book 4827, page 30, Register's Office for Davidson County, Tennessee, Garage Stall Unit 2057G is a limited common element appurtenant to Unit No. 2057 conveyed in the above referenced deed.

4.) That the appurtenant Garage Stall, pursuant to Article 6 of the Master Deed of record in Book 4827, page 30, may not be severed from the unit to which it was assigned, and is conveyed irrespective of its inclusion or exclusion in the legal description of any deed.

5.) That although the Garage No. 2057G is a limited common element appurtenant to Unit No. 2057, it has been assigned its own Tax ID Number, namely 135120A06700CO.

6.) That through mistake and inadvertence, the Garage Unit No. 2057G and Map and Parcel designation 135120A06700CO did not appear on that Warranty Deed of record in Instrument No. 20180108-0002480, Register's Office for Davidson County, Tennessee.

7.) That the property records should reflect that current owner of Nashboro Village Twelve Condominiums Garage No. 2057G, as shown on the plan of Nashboro Village Twelve Condominiums, a plat of which is of record in Book 4675, page 121, Register's Office for Davidson County, Tennessee should be Enrique Hurtado Juarez, as if the Garage Unit No. 2057G had been included in the legal description of the above referenced Warranty Deed.

KRISTEN TRAINI

Sworn to and subscribed before me this 31st day of December, 2018

My commission expires: 11-30-2020

NOTARY PUBLIC

DEBRA PAULLSSON
TENNESSEE NOTARY PUBLIC My Comm Exp. November 30, 2020
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, within named, Kristen Traini, 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 in Gallatin, Tennessee, this 31st day of December, 2018

My commission expires: 11-30-2020

NOTARY PUBLIC

DEBRA PAULLSSON
TENNESSEE NOTARY PUBLIC My Comm Exp. November 30, 2020
COUNTY OF SUMNER

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

