THIS INSTRUMENT PREPARED BY:
Ark Title Group, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215
File: ARK180330TN

Karen Johnson Davidson County
Batch# 188939 AFFIDAVIT
01/28/2019 11:33:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190128-0008107

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, Matthew Phelan, (Affiant), of lawful age, first being duly sworn, upon my oath, deposes and swears to the following:

WHEREAS, I am an agent of Ark Title Group, LLC, acting on behalf of Ark Title Group, LLC;

WHEREAS, I have personal knowledge of the facts and matters stated herein;

WHEREAS, the following instrument, through inadvertence, mistake, and error, contains a scrivener's error in the spelling of the Grantees names:

Instrument:	Warranty Deed
Grantor:	Weekley Homes, LLC
Grantees:	Shawn C. Hartsell and Jessica Hartsell, husband and wife
Recorded as Instrument #:	20181101-0108251
Date Recorded:	November 1, 2018

WHEREAS, this Affidavit is being filed for record in the County of Davidson, State of Tennessee, for the purpose of correcting a scrivener's error in the legal description of the property.

NOW, THEREFORE, the legal description of the property is hereby corrected to read as follows:

Land in Davidson County, Tennessee, being Unit 1624 of the 1622 Branch Street Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20181030-0107249, an amendment of Instrument No. 20170222-0017594 and Instrument No. 20171018-0106763 and being shown on Plat attached thereto as Exhibit "B," in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Weekley Homes, LLC by Warranty Deed from Michael Tinsley, unmarried, and Mickey Tinsely, married, of record in Instument No. 20160711-0070404 in the Register's Office for Davidson County, Tennessee, dated July 10, 2016 and recorded on July 11, 2016.

Signed this 25th day of January, 2019.

Affiant

Matthew Phelan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Matthew Phelan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25 day of January, 2019.

NOTARY PUBLIC

My commission expires:_____

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

