Karen Johnson Davidson County
Batch# 221291 AFFIDAVIT
04/24/2019 08:57:42 AM 1 pg
Fees: $12.00 Taxes: $0.00
20190424-0037460

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Stephanie Duncan**, hereinafter referred to as Affiant, on this the 22nd day of April, 2019, 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 prepared a Warranty Deed dated January 19, 2017, and recorded January 24, 2017 in **Instrument No. 20170124-0007564**, in the Register's Office for Davidson County, Tennessee between **Archer Development, LLC,** (as Grantor) and **Emily Stewart and Robert G. Martingale**, both unmarried as tenants in common (as Grantees) in regards to the property located at **1031 11th Avenue South, Nashville, Tennessee 37203**, and described as follows:

   Land in Davidson County, Tennessee, being Unit 31 of Archer at 12th Homes, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No.20160908-0094811,Amended in 20161102-0115692 and 20161123-0123554,, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "D" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

   Being part of the same property conveyed to Archer Development, LLC, by Special Warranty Deed from Leonard Amdur, recorded February 26, 2015 in Instrument No. 20150226-0016685, Register's Office for Davidson County, Tennessee.

2. That the above-mentioned Warranty Deed was recorded with clerical or typographical errors in the spelling of a party name.

3. That the Grantee Robert G. Martingale, should have read **Robert G. Martindale.**

4. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Stephanie Duncan, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Stephanie Duncan**, the within named Affiant, 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 this 22nd day of April, 2019.

NOTARY PUBLIC
My Commission Expires: 11/8/21

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021