Karen Johnson Davidson County
Batch# 317059 AFFIDAVIT
11/18/2019 02:43:17 PM 1 pg
Fees: $12.00 Taxes: $0.00
20191118-0118814

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now, **Ryan Terrell**, hereinafter referred to as Affiant, on this the 14th day of November 2019, 2019, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. That a Quitclaim Deed of record in **Instrument Number 20190719-0071182, in the Register's Office for Davidson County, Tennessee,** was recorded with an incorrect legal description.

2. That the legal description in this deed is incorrect. It read Units 812, 814, 8126 of the 812, 814, 816 51st Avenue North Commercial Condos and it should be Units 1, 2, 3, of the 812, 814, 816 51st Avenue North Commercial Condos per MA-20150828-0087554

3. The legal description for said deed should read as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNITS 1, 2, & 3, OF THE 812, 814, AND 816 51ST AVENUE NORTH COMMERCIAL CONDOMINIUM, AS SHOWN IN THE DECLARATION OF 812, 814, & 816 51 ST AVENUE NORTH COMMERCIAL CONDOMINIUM, A CONDOMINIUM DEVELOPMENT AS ESTABLISHED UNDER TITLE 66, CHAPTER 27, SECTIONS 201 ET SEQ, AS AMENDED, TENNESSEE CODE ANNOTATED (THE "CONDOMINIUM ACT"), OF RECORD IN INSTRUMENT NO. 20.150828-0087554, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

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.

Ryan Terrell, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Ryan Terrell**, 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 14 day of November, 2019.

NOTARY PUBLIC

My Commission Expires:

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