Karen Johnson Davidson County
Batch# 317457 AFFIDAVIT
11/19/2019 01:39:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191119-0119418

This Instrument Prepared By and Return To:
Signature Title Services, LLC
636 Grassmere Park, Suite 130B
Nashville, TN 37211

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Michelle H Crawford, hereinafter referred to as Affiant, on this the 19 day of November, 2019, and after first being duly sworn according to law, does state the following as true and correct to the best of his/her knowledge, information and belief:

1. That Affiant prepared a Warranty Deed of record in **Instrument Number 20180705-0065106, Register's Office for Davidson County, Tennessee**, by and between **Brian Dougherty and Melissa Kowalchik** (Grantor) and **William C. Schildknecht and Katya Hall-Frank** (Grantees).

2. That the language in said Warranty Deed was recorded with a typographical error in that the wrong unit was listed in the legal description. Unit 8 does not exist within the Horizontal Property Regime of 924 South Douglas Avenue Townhomes.

3. That the correct and complete legal description should read:

   Land in Davidson County, Tennessee, being Unit B, 924 South Douglas Avenue Townhomes as established under Master Deed of record in Instrument No. 20070625-0075880 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.

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.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michelle H Crawford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of November 2019.

NOTARY PUBLIC

My Commission Expires: 12/28/19

LEONARD L. COLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY

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)

