This instrument prepared by and return to:

Bell Law Settlement Services, LLC
112 30th Ave., N.

Nashville, TN 37203

Karen Johnson Davidson County
Batch# 335052 AFFIDAVIT
12/26/2019 04:07:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191226-0133417

AFFIDAVIT OF SCRIVENER'S ERROR

Comes now Niraj Vanmali, who, having first been duly sworn according to law, depose and say:

1. That I am an an attorney with **Bell Law Settlement Services, LLC**, in Davidson County, Tennessee.

2. That on or about January 18, 2019, under my direction, Bell Law Settlement Services, LLC, executed a Warranty Deed conveying the property located at **676 James Avenue, Unit 4, Nashville, Tennessee 37209,** from **670 James Avenue, LLC** to **Andrew Rowe, a single man.** The executed Warranty Deed is of record in **Instrument Number 20190129-0008325,** in the Register's Office for Davidson County, Tennessee.

3. THE WARRANTY DEED WAS RECORDED ON **JANUARY 29, 2019, IN INSTRUMENT NUMBER 20190129-0008325**, AND HAD AN ERRONEOUS LEGAL DESCRIPTION.

4. THIS AFFIDAVIT IS MADE TO CORRECT THE ERROR LISTED IN NUMBER 3. THE LEGAL DESCRIPTION SHOULD READ:

   "A CERTAIN TRACT OR PARCEL, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

   BEING UNIT 4, OF THE ROWS AT THE ANNEX, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS STATED AND RECORDED IN INSTRUMENT NUMBER 20180516-0046957, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

   BEING A PORTION OF THE SAME PROPERTY CONVEYED TO 670 JAMES AVENUE, LLC BY QUITCLAIM DEED FROM HR PROPERTIES OF TENNESSEE, RECORDED ON MARCH 2, 2017, OF RECORD IN INSTRUMENT NO. 20170302-0020973, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

   THIS IS IMPROVED PROPERTY KNOWN AS 676 JAMES AVENUE, NASHVILLE, TENNESSEE 37209."

Further affiants say not.

NIRAJ VANMALI

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, **NIRAJ VANMALI,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of December, 2019.

My Commission expires:
3-8-2021

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

Certificate of Authenticity

I, John A. Bell Jr. 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.

State of TN
County of Davidson

Signature

Personally appeared before me, Dellana Lowhorn a notary public for this County and state, John A. Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 3-8-2021

Notary's Seal (if on paper)