Karen Johnson Davidson County
Batch# 345391 AFFIDAVIT
01/21/2020 08:56:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200121-0006778

PREPARED BY AND RETURN TO:
Bell Law Settlement Services
112 30th Avenue North
Nashville, TN 37203

CROSS REFERENCE TO:

Instrument No. 20200117-0006454
Instrument No. 20200117-0006455
Davidson County
FILE# 2019-773

STATE OF TENNESSEE

COUNTY OF DAVIDSON

SCRIVENER'S AFFIDAVIT

Personally, appeared before me the undersigned officer authorized by law to administer oaths in said state and County, comes the undersigned Regina Sullo, who states under oath as follows:

1.

I am more than 18 years of age, suffer from no legal disability. I am employed by Bell Law Settlement Services, LLC as a Processor. I am authorized to make the representations contained in this Affidavit on behalf of Bell Law Settlement Services, LLC.

2.

My company prepared a Warranty Deed dated January 10, 2020 and recorded on January 17, 2020 at Instrument No. 20200117-0006454 and Deed of Trust dated January 10, 2020 and recorded on January 17, 2020 at 20200117-0006455, Davidson County, Tennessee Records.

3.

In the Deeds aforementioned, there was a Scrivener's error in the legal description. **Specifically, the documents contain an incorrect legal description, which read:**

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot 45, as Shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for James Robertson Townhomes, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in instrument No. 20170501-0042517, Register's Office for Davidson County, Tennessee, and joinder to Declaration of Covenants, Conditions and Restrictions of record in instrument No. 20170829-0088856, Register's Office for said County, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to 670 James Avenue, LLC by Quitclaim Deed from HR Properties of Tennessee, recorded on March 02, 2017, of record in Instrument No. 20170302-0020973, Register's Office Davidson County, Tennessee.

Being the same property conveyed to HR Properties of Tennessee general partnership by deed from Bellar Auto Parts, Inc., a Tennessee corporation filed of record on 12/21/2015, in Instrument No. 20151221-0127692, Register's Office for Davidson County, Tennessee.

This is improved property known as 700 James Avenue Unit #21, Nashville, TN 37209.

Correct legal as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Unit 45, of the Rows at the Annex, a Horizontal Property Regime with Private Elements, as stated and recorded in Instrument No. 20180516-0046957 on May 16, 2018, 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 700 James Avenue, #21, Nashville, TN 37209.

This affidavit is given to explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

5.

I understand that this affidavit will be recorded in the Davidson County Records and that it will be relied upon in the future by those seeking to acquire or to insure an interest in the above-described realty, as well as those who examine the title to said realty.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, this 17th day of January 2020.

Regina Sullo
Title: Processor
Bell Law Settlement Services, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Regina Sullo to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and who acknowledged that she executed the same as her free act and deed.

WITNESS my hand, at office, this 17TH day of January 2019.

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Dellana Lowhorn
Notary Public
My Commission expires: 3-8-2021

Certificate of Authenticity

I, John A. Bell IV, 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 IV, 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: 3-8-2021

Notary's Seal (if on paper)

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY