This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212
O-FSBO-19-201-UNIT 4

Karen Johnson Davidson County
Batch# 350427 **AFFIDAVIT**
01/30/2020 08:23:33 AM 1 pg
Fees: $12.00 Taxes: $0.00

20200130-0010894

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Stacey Palmer**, hereinafter referred to as Affiant, on this 27th day of January, 2020, 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 is an employee of **Rudy Title & Escrow**.

2. That Affiant prepared the **Warranty Deed** of record in **Instrument No. 20200124-0008790, Registers' Office for Davidson County, Tennessee** from **Bobby Towns and Lynette W. Towns, husband and wife** to **Beau Lieu Homes, LLC, a Michigan Limited Liability Company.**

3. Said Deed contained typographical errors in the legal description.

4. That Affiant makes this affidavit for the purpose of correcting the legal description to read as follows:

   SITUATE in Davidson County, Tennessee, being Unit No. 4, of ACKLEN PLACE CONDOMINIUMS, a Horizontal Property Regime, established by Master Deed of record in Book 6045, Page 173, as amended in Book 7011, Page 177 and Book 11237, Page 290, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, Page 503, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

5. This Affidavit is made to correct any defect in title by reason of the aforesaid defective instruments by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

Stacey Palmer, Affiant
Stacey Palmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Stacey Palmer, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of January, 2020.

Notary Public

My Commission Expires:

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021