Karen Johnson Davidson County
Batch# 366767 AFFIDAVIT
03/04/2020 01:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200304-0024188

SPACE ABOVE THIS LINE FOR RECORDER'S USE

REQUESTED BY, AND AFTER RECORDING, RETURN TO:
BCHH, Inc.
181 Montour Run Road
Coraopolis, PA 15108

THIS INSTRUMENT PREPARED BY:
BCHH, Inc. c/o Bradley Cianni
181 Montour Run Road, Coraopolis, PA 15108

FILE NO:
AMSR-TN-008

AFFIDAVIT OF SCRIVENER'S ERROR

COUNTY OF DAVIDSON
STATE OF TENNESSEE

I, Bradley Cianni, as Senior Bulk Title Specialist of BCHH, Inc. ("BCHH"), being first duly sworn, state under oath that:

(1) I am duly authorized to execute this Affidavit, have actual knowledge of the matters set forth within this Affidavit, and am competent to testify in a court of law about the facts stated in this Affidavit;

(2) In December of 2019, BCHH was the Title Company elected to coordinate the closing of a purchase transaction (the "December 2019 Transaction") involving property located at 2940 Baby Ruth Lane #24, Antioch, TN 37013 (the "Subject Property");

(3) The December 2019 Transaction is the most recent transfer involving the Subject Property;

(4) Title to the Subject Property was transferred via Special Warranty Deed, which recorded on 12/12/2019 at Instrument No. 20191212-0128018 in the Register's Office of Davidson County, Tennessee (the "Special Warranty Deed");

(5) The Subject Property was offered as collateral under a Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing for the benefit of Goldman Sachs Mortgage Company, which recorded on 12/17/2019 at Instrument No. 20191217-0130223 in said Register's Office (the "Deed of Trust", and collectively with the Special Warranty Deed, the "Affected Instruments")

(6) After the December 2019 Transaction, BCHH discovered that due to a scrivener's error, the Affected Instruments contained an error in the legal description of the Subject Property. The legal description, as it was intended to be represented on the Affected Instruments, is **BEING Unit 24 on the plan of OAK GROVE TOWNHOMES, of record at Instrument No. 20021126-0146722, in the Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.**

(7) This Affidavit is being made in order to give notice of the scrivener's error and the correction thereof to the public, and all interested parties.

IN WITNESS WHEREOF, the Affiant has hereunto set his hand this 3rd day of March, 2020.

BCHH, Inc.

By: _____
Bradley Cianni
Its: **Senior Bulk Title Specialist**

COMMONWEALTH OF PENNSYLVANIA)
) **ss.** **ACKNOWLEDGMENT**
COUNTY OF ALLEGHENY)

I, Melanie Miller, a Notary Public of Allegheny County, Commonwealth of Pennsylvania, certify that Bradley Cianni personally came before me this day and acknowledged that he is the Senior Bulk Title Specialist for BCHH, Inc., the within named Affiant, and that he, as such authorized signatory, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as an authorized signatory.

WITNESS my hand and official seal this 3rd day of March, 2020.

_____
Notary Public
4-27-2022
My Commission Expires

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries

True Copy Certification

I, MICHAEL KRIVOSKI, 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 PENNSYLVANIA

County of ALLEGHENY

* HEATHER L REVAY

Personally appeared before me,*[Name of Notary], a notary public for this county and state, **[name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

** MICHAEL KRIVOSKI

Heather L. Revay

Notary's Signature

My Commission Expires: 4-11-2022

Notary' Seal (if on paper)

Commonwealth of Pennsylvania – Notary Seal
Heather L. Revay, Notary Public
Allegheny County
My Commission Expires April 11, 2022
Commission Number 1331166