Prepared By & Return To:
R. Houston Akin, Esq.
Signature Title Services, LLC
636 Grassmere Park, Suite 130A
Nashville, Tennessee 37211

Karen Johnson Davidson County
Batch# 368057 AFFIDAVIT
03/05/2020 12:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200305-0024903

SCRIVENER'S AFFIDAVIT

(In Reference to Quitclaim Deed of record in Instrument No. 201910280110254, Register's Office of Davidson County, Tennessee)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes Michelle Crawford, Affiant herein who, after being first duly sworn according to law, deposes and states upon the basis of her personal knowledge as follows:

1.) That I am an employee of Signature Title Services, LLC ;

2.) That in the course of my employment, I caused to be prepared a certain Quitclaim Deed conveying certain real property bearing the street address of 110 Duke Street Unit 28, Nashville, TN 37207, from J. James Sarubbi, an unmarried man, to 3 Trees, LLC, the same being of record in Instrument No. 201910280110254, Register's Office of Davidson County, Tennessee.

3.) That through mistake and inadvertence, the legal description references the real property as follows:

Land situated in Davidson County, Tennessee, being Unit 29, as established in Declaration of Covenants, Conditions, and Restrictions for Trinity Heights Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180907-0089045, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

4.) That the correct legal description should read:

Land situated in Davidson County, Tennessee, being Unit 28, as established in Declaration of Covenants, Conditions, and Restrictions for Trinity Heights Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180907-0089045, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

5.) That through mistake and inadvertence, the Quitclaim Deed states as follows:

This is **improved** property known as: 110 Duke Street, Unit 29, Nashville, TN 37207.

6.) That the Quitclaim Deed should correctly read:

This is **improved** property known as: 110 Duke Street, Unit 28, Nashville, TN 37207.

7.) The purpose of this instrument is to carry out the intent of the parties to said Quitclaim Deed and to correct the legal description of that property intended to be conveyed by said Quitclaim Deed of record in Instrument No. 201910280110254, Register's Office of Davidson County, Tennessee.

Michelle Crawford

Sworn to and subscribed before me this 4th day of March, 2020.

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 9/16/22

NOTARY PUBLIC

202003050024903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, within named, Michelle Crawford, 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 seal in Nashville, Tennessee this 4TH day of March, 2020.

My commission expires: 9/6/22

NOTARY PUBLIC



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: 11/22/23
Notary's Seal (if on paper)

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