Karen Johnson Davidson County
Batch# 374427 AFFIDAVIT
03/18/2020 03:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200318-0030109

THIS INSTRUMENT PREPARED BY:
Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE
COUNTY OF WILSON

Celia Stewart Rouse (Affiant), of lawful age, first being duly sworn, upon my oath, deposes and says:

1. That I am an agent of Rouse Law Group, PLLC, acting on behalf of, Rouse Law Group, PLLC.

2. I have personal knowledge of the facts and matters stated herein.

3. That the following instrument, through inadvertence, mistake, and error, contains a scrivener's error within the legal description of the Quitclaim Deed.

Instrument:	**Quitclaim Deed**
Grantee:	**Rebecca Green Posey, unmarried**
Grantor	**Rachel M. Green, unmarried**
Recorded in Instrument:	**20190517-0046462**
Date Recorded:	**05/17/2019**

4. This Affidavit is being filed for record in the County of Davidson, State of Tennessee, for the purpose of correcting the clerical error within the Lot Number within the legal description of the aforementioned instrument, more specifically, to correct:

(A) Being **Lot No. 324-B**, Phase 2, Hermitage Villa Condominiums, as shown by the Master Deed and Bylaws of Hermitage Villa Condominiums, of record in Book 6623, page 595, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said unit, together with an undivided interest in the common elements for Hermitage Villa Condominiums, appurtenant to said unit, as defined in the Master Deed and Bylaws for Hermitage Villa Condominiums.

5. The correct Lot Number within the legal description within the Warranty Deed should read as follows:

(B) Being **Lot No. 344-B**, Phase 2, Hermitage Villa Condominiums, as shown by the Master Deed and Bylaws of Hermitage Villa Condominiums, of record in Book 6623, page 595, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said unit, together with an undivided interest in the common elements for Hermitage Villa Condominiums, appurtenant to said unit, as defined in the Master Deed and Bylaws for Hermitage Villa Condominiums.

Signed this **17th** day of **March,** 2020.

Affiant:

CELIA STEWART ROUSE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Celia Stewart Rouse**, 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 at office this **17th** day of **March**, 2020.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

