This Instrument Prepared By and Return To:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206
DH0006228

Karen Johnson Davidson County
Batch# 381973 AFFIDAVIT
04/06/2020 12:22:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200406-0036285

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Ryan Lux**, hereinafter referred to as Affiant, on this the 3 day of April, 2020, and after first being duly sworn according to law, does state the following as true and correct to the best of his/her knowledge, information and belief:

1. That Affiant prepared a Warranty Deed of record in **Instrument Number 20200123-0008306, Register's Office for Davidson County, Tennessee**, by and between **Jennifer L. O'Brien, f/k/a Jennifer L. Hammock, married** (Grantor) and **Scott Patrick O'Toole, single** (Grantee).

2. That the legal description in said Warranty Deed was recorded with a typographical error.

3. That the correct and complete legal description should read:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit 1512-A, as specified on the Plat shown in the Master Deed, on the Plan of Eastwood Village, a Horizontal Property Regime, created under Title 66,.Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Eastwood Village, of record in Instrument No. 20071226-0147470, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in said Master Deed. Reference is hereby made to the plan of Eastwood Village, for placement of Units, as shown on Exhibit "A" to the Master Deed of record in Instrument No. 20071226-0147470, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jennifer L. Hammock, unmarried by Warranty deed from Frank Bryant of record in Instrument No. 20141023-0097831 Register's Office for Davidson County, Tennessee, dated October 17, 2014 and recorded on October 23, 2014.

Being also known as 2117 Cahal Avenue - 1512-A Nashville, Tennessee 37206.

4. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth naught.

Ryan Lux

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ryan Lux**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of April 2020.

NOTARY PUBLIC

My Commission Expires: 5/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

