Prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214
615-889-8306

Karen Johnson Davidson County
Batch# 383313 AFFIDAVIT
04/08/2020 03:45:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200408-0037245

AFFIDAVIT OF SCRIVENER'S ERROR

in

Warranty Deed

STATE OF Tennessee
COUNTY OF Davidson

Comes now, Memorie White, a principal, or employee, of Providence Title, and avers as follows:

1) That the document containing the error is the Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20191120-0119775.

2) That the Grantor(s) in said document was RHOW Properties, LLC.

3) That the Grantee(s) in said document was Stephanie Spoolstra.

4) That the date of execution of said document was November 13, 2019.

The real property affected by the said document is municipally known as 17D Fern Ave, located in the city/town of Nashville, Davidson County, TN and is more particularly described to wit:

> Land in Davidson County, Tennessee, being Unit D, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cottages of Fern Avenue II, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170111-0003413 and amended and Restated in Instrument No. 20190314-0023293 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

5) That due to scrivener's error or oversight, said document was recorded with the following error: Incorrect Unit Number in Legal ...erroneously referenced Unit B

6) That the above mentioned error is corrected to read as follows, instead:

Unit D

Land in Davidson County, Tennessee, being Unit D, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cottages of Fern Avenue II, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170111-0003413 and amended and Restated in Instrument No. 20190314-0023293 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

8) That this Affidavit is made of the undersigned's own personal and factual knowledge and is intended to correct the above-described error.

EXECUTED on the 7th day of April, 2020.

Memorie White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 7th day of **April, 2020,** before me, the undersigned officer, personally appeared **Memorie White** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 10/2/2023

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikkia Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021