Karen Johnson Davidson County
Batch# 404339 AFFIDAVIT
05/21/2020 02:10:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200521-0053097

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Bridgehouse Title, LLC
342 Cool Springs Blvd., Suite 202
Franklin, Tennessee 37067
File No. 31558

SCRIVENER'S AFFIDAVIT

Comes now Jennifer Anderson, who is over eighteen (18) years of age and whose address is 10 Burton Hills Blvd, Ste 130, Nashville, TN 37215 and would state as follows:

On the 19th day of January, 2018, I prepared the Quitclaim Deed executed by Ben A. McKinney and wife, Beverly K. McKinney, of record in Instrument No. 20180307-0021540, in the Register's Office for Davidson County, Tennessee.

The legal description that appears of record on the Quitclaim Deed is set forth as follows:

Land in Davidson County, Tennessee, being Unit F of 5003 Indiana Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 5003 Indiana Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150402-0029161, amended in Instrument No. 20160816-0085550, Instrument No. 20161006-0105803 and Instrument No. 20161014-0109084, 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 Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 5003 Indiana Avenue Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20150402-0029161, amended in Instrument No. 20160816-0085550, Instrument No. 20161006-0105 803 and Instrument No. 20161014-0109084, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

The foregoing instrument contains a scrivener's error in that the legal description is incorrect. This error was unintentional. The proper legal description which should appear in the instrument of record in Instrument No. 20180307-0021540, Register's Office for Davidson County, Tennessee, is as follows:

Land in Davidson County, Tennessee, being Unit C of 5003 Indiana Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 5003 Indiana Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150402-0029161, amended in Instrument No. 20160816-0085550, Instrument No. 20161006-0105803 and Instrument No. 20161014-0109084, 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 Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 5003 Indiana Avenue Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20150402-0029161, amended in Instrument No. 20160816-0085550, Instrument No. 20161006-0105 803 and Instrument No. 20161014-0109084, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

This Affidavit is made of my personal knowledge to correct error above described.

EXECUTED this 14th day of April, 2020.

State of TENNESSEE

County of Davidson

OATH AND ACKNOWLEDGMENT

On this the 14th day of April, 2020, before me, a Notary Public, duly commissioned and qualified, personally appeared Jennifer Anderson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who executed the foregoing Scrivener's Affidavit and who acknowledged that she/he executed the same as his/her free act and deed. She also made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she/he executed the within described document for the purpose of correcting the scrivener's error herein described.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

Notary Public

My Commission expires:

