Karen Johnson Davidson County
Batch# 413621 DEEDWARR
06/11/2020 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $351.50
20200611-0060114

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
File No. 1-19-4472

**AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)**

The undersigned, Charles D. Lightsey, who is over eighteen (18) years of age and states that he is an Attorney at Midtown Title, LLC, and he makes oath that the following statements are true to the best of his knowledge, information and belief.

That my office recorded the Warranty Deed by and between Ashland Rentals, LLC, a Tennessee limited liability company, formerly known as Regal Development, LLC, a Tennessee limited liability company (as "Grantor") and X5 Construction, LLC, a Tennessee limited liability company (as "Grantee") dated May 22, 2020, filed of record on May 29, 2020, Instrument number 20200529-0055503, Register's Office for Davidson County, Tennessee.

WHEREAS, after recordation, it has come to my attention that the Warranty Deed contained an error in that the affidavit of consideration incorrectly reflects purchase price as $85000.00; and

WHEREAS, this reflection of the purchase price was an unintentional error as it was the intention of the parties to sell and purchase the property for a price of $180,000.00; and

WHEREAS, the Warranty Deed referenced a single Parcel Number of 091-08-0-260.00; and

WHEREAS, the reference to a single Parcel Number was an unintentional error as the parties intended to include Parcel Number 091-08-0314.00 in the transaction, and said Warranty Deed did include such parcel in the legal description; and

WHEREAS, the purpose of this Affidavit is to permanently correct the affidavit of consideration in the said Warranty Deed to reflect the purchase price of the property as $180,000.00 and to include Parcel Number 091-08-0314.00 on the Warranty Deed.

NOW THEREFORE, pursuant to T.C.A. 66-24-101(a)(26), I, Charles D. Lightsey do hereby amend the Warranty Deed to correct the affidavit of consideration to reflect the purchase price of the property as $180,000.00, and to include Parcel Number 091-08-0314.00.

All other matters contained in said Warranty Deed remain the same.

WITNESS MY HAND on this 2nd day of June, 2020.

Midtown Title, LLC

By: _____
Charles D. Lightsey

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles D. Lightsey, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be an Attorney of Midtown Title, LLC, the within named Affiant, a limited liability company, and that he as such Attorney, executed the foregoing instrument for the purposes therein contained by personally signing the name of the limited liability company as its Attorney.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of June, 2020.

_____
Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

