Karen Johnson Davidson County
Batch# 417977 AFFIDAVIT
06/18/2020 08:35:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200618-0063730

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Ryan Terrell**, hereinafter referred to as Affiant, on this the 15th 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 knowledge, information and belief:

1. That a Quitclaim Deed conveying property located at **533 B Moore Avenue, Nashville, TN 37203** from **Michael A. Cochran** to **Frances Street Investments, LLC.,** of record in **Instrument Number 20200205 0013584**, in the Register's Office for Davidson County, Tennessee, was recorded with an error.

2. The legal description in said deed of record is incorrect. The legal description reads "Unit 8 533 Moore Avenue Townhomes" and it should read "Unit B 533 Moore Avenue Townhomes."

3. Property legal description should read as follows:

LAND IN DAVIDSON COLI'ITY, TENNESSEE, BEING UNIT B TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 533 MOORE AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20180206-0011839, AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "B," IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

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 not.

Ryan Terrell, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 10th day of June, 2020.

NOTARY PUBLIC

My Commission Expires: 6/11/2023

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm. Exp. 06/11/2023
COUNTY OF CHEATHAM

True Copy Certification

I, John Gleaves, 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, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY