Karen Johnson Davidson County
Batch# 469347 AFFIDAVIT
09/03/2020 12:00:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200903-0100642

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, **Brian Mitchell**, hereinafter referred to as Affiant, on this the 3rd day of September, 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 Affiant prepared a Warranty Deed of record in **Instrument Number 20200729-0083745, in the Register's Office for Davidson County, Tennessee**, by and between **Phillip Todd Brauch and and Emily Guyton Brauch,** (Grantors) and **Matthew J. Mulhare and Vera Marie Mulhare** (Grantees).

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

3. That the correct legal description is as follows:

Land situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 104, together with allocated parking spaces P-2 and P-23 and appurtenant interest in the common elements of Brookfield Condominiums, a Horizontal Property Regime established by Master Deed, of record in Book 6976, Page 887, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan attached as Exhibit "C" to the aforementioned Master Deed.

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.

Brian Mitchell

Brian Mitchell, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Brian Mitchell, 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 3rd day of September, 2020.

Dawn Martin

NOTARY PUBLIC

My Commission Expires: 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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