Karen Johnson Davidson County
Batch# 528563 AFFIDAVIT
12/10/2020 09:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201210-0144249

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

AFFIDAVIT OF SCRIVENER'S ERROR

in

Warranty Deed

STATE OF Tennessee
COUNTY OF Davidson

Comes now, Ashlee D. Page, a principal, or employee, of Providence Title, LLC., 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 20201109 - 0131042.

2) That the Grantor(s) in said document was Emad Kerolos, Romany Rezkalla, Marim Asaad.

3) That the Grantee(s) in said document was Breckenridge Property Fund 2016, LLC. a Delaware Limited Liability Company.

4) That the date of execution of said document was November 4, 2020.

The real property affected by the said document is municipally known as 225 Panamint Dr located in the city/town of Antioch, Davidson County, Tennessee and is more particularly described to wit:

> Being Lot No. 23 on the Revised Plan of Haywood Forest Subdivision, s shown of record in Plat Book 5200,Page 2, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

5) That due to scrivener's error or oversight, said document was recorded with the following error: The consideration amount was erroneously listed as $190,000.00

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

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 3 day of December, 2020.

Ashlee D. Page

STATE OF TN
COUNTY OF DAVIDSON

On this the 3 day of **December, 2020**, before me, the undersigned officer, personally appeared **Ashlee D. Page** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/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: 7-5-21

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

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022