Karen Johnson Davidson County
Batch# 547911 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
20210106-0002375

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(a)(27)

GRANTOR: Mohammad Oftadeh, a married man

GRANTEE: Aaron Joseph Harstine, a signle mand and Gerlad Elmer Harstine, a single man, as joint tenants with right of survivirship

PROPERTY DESCRIPTION: Being a certain private element unit(s) situated in Davidson County, Tennessee, being Unit A together with the appurtenant common elements, of 3308 Hobbs Road Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 3308 Hobbs Road Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20180510-0045083, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Units being depicted on the site plan of Horizontal Property Regime of 3308 Hobbs Road, attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit(s), property, co-owners and tenants of 3308 Hobbs Road Townhomes provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit(s).

Being a portion of the same property conveyed to Mohammad T. Oftadeh, married by Warranty Deed from John B. Link, III and wife, Carol E. Link, of record in Instrument No. 20180406-0032673, Register's Office for Davidson County, Tennessee, dated April 03, 2018 and recorded on April 06, 2018.

ADDRESS: 3310 Hobbs Road, Nashville, TN 37215

Comes Rozalind Ruth, being duly sworn according to law, does hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. I, on behalf of Midtown Title, LLC, prepared and recorded a Warranty Deed to convey the above-described property from Mohammad Oftadeh, a married man ("Grantor") to Aaron Joseph Harstine, a signle mand and Gerlad Elmer Harstine, a single man, as joint tenants with right of survivirship, ("Grantee"). The said Warranty Deed was executed by the Grantor and delivered to the Grantee on December 4, 2020, and then recorded on December 16, 2020, in Instrument No. 20201216-0148585, Register's Office for Davidson County, Tennessee.

2. It has come to my attention that the said Warranty Deed contains typographical errors in that it purports to convey the property to Aaron Joseph Harstine, a signle mand and Gerlad Elmer Harstine, a single man, as joint tenants with right of survivirship, and the vesting clause should instead read: Aaron Joseph Harstine, a single man and Gerald Elmer Harstine, a single man, as joint tenants with rights

of survivorship.

3. The purpose of this Affidavit is to permanently correct the typographical errors in the said Warranty Deed to reflect that the Grantor intended to convey the above-described property to Aaron Joseph Harstine, a single man and Gerald Elmer Harstine, a single man, as joint tenants with rights of survivorship.

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

5. Further Affiant sayeth naught.

WITNESS MY HAND on this 5th day of January, 2021.

Rozalind Ruth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rozalind Ruth, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes there in contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of January, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: 5/2/22

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.

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.

Notary Signature

My Commission Expires: 3-6-2024

