Record & Return to: AP

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

Karen Johnson Davidson County
Batch# 562511 AFFIDAVIT
01/27/2021 11:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210127-0012093

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

GRANTOR: Advance Equity, LLC

GRANTEE: Brian Bandas, a married man

PROPERTY DESCRIPTION: Being certain private element unit situated in Davidson County, Tennessee, being Unit C and Unit D, together with the appurtenant common elements, of 208 Myrtle Street Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration Establishing a Horizontal Property Regime for the 208 Myrtle Street Townhomes, of record in Instrument No. 20171229-0132509; as amended in Instrument No. 20190117-0005041; and in Instrument No. 20190129-0008621, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on site plan of 208 Myrtle Street Townhomes, attached as Exhibit to said Declaration, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 208 Myrtle Street Townhomes provided in said Declaration, as amended, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, as amended, 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.

ADDRESS: 208 A & B Myrtle St., Nashville, TN 37206

Comes, Ashley Pospiech, first being duly sworn according to law, and deposes and says:

1. I'm at least 18 years of age and of sound mind and disposition.

2. I recorded the Warranty Deed that conveyed the above-described property from Advance Equity, LLC (the "Grantors") to Brian Bandas, a married man (the "Grantee"). The said Warranty Deed was executed by the Grantors and delivered to the Grantee on February 1, 2019, and then recorded on February 6, 2019 in Instrument No. 20190206-0011417 Register's Office for Davidson County, Tennessee.

3. It has come to my attention that the Warranty Deed contained a typographical error in that it referenced the Grantors as Advance Equity, LLC rather than Advanced Equity, LLC. The reference to the Advance Equity, LLC was an unintentional error as the

property was vested to Advanced Equity, LLC, at the time of the conveyance.

4. The purpose of this Affidavit is to permanently correct the Grantors vesting to Advanced Equity, LLC

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

6. Further Affiant sayeth naught.

Ashley Pospiech

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before e, the undersigned, a Notary Public in and for said County and State, the within named Ashley Pospiech, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of January, 2021.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

Notary Public
My commission expires 3-1-2023

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

