Karen Johnson Davidson County
Batch# 564436 AFFIDAVIT
01/29/2021 12:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210129-0013415

THIS INSTRUMENT WAS PREPARED BY:
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THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED

PROPERTY ADDRESS	ADDRESS OF OWNER	MAP & PARCEL NUMBERS
21 Vaughn's Gap, Unit 2 Nashville, Tennessee 37205	Jordan Fox 21 Vaughn's Gap, Unit 2 Nashville, Tennessee 37205	129150A00200CO

AFFIDAVIT OF SCRIVENER'S ERROR

Instrument No: 20210126-0011045

This document is intended to serve as the Attorney's Affidavit of Scrivener's Error pursuant to the terms of Tennessee Code Annotated § 66-24-101. The undersigned, Grover C. Collins, an attorney licensed to practice law in the State of Tennessee, having personal knowledge of the facts stated herein, under oath depose and say as follows:

1. **WHEREAS**, Collins Legal, PLC, drafted a Warranty Deed for the transfer of real property more commonly known as 21 Vaughn's Gap, Unit 2, Nashville, Davidson County, Tennessee 37205, and of record in Instrument No. 20210126-0011045 in said Register's Office, the "Deed";
2. **WHEREAS**, said Deed contains a typographical error which identifies the Buyer as "Jordan Cox" rather than "Jordan Fox" in the first paragraph, on the first page;
3. **THEREFORE**, in order to correct said error in the first paragraph, on the first page, said paragraph should read as follows:

> FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 21st day of August, 2020, the undersigned, **BENJAMIN ZULFER III, A SINGLE MAN OR WHOSE SPOUSE HAS NO INTEREST**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JORDAN FOX, A SINGLE MAN OR WHOSE SPOUSE HAS NO INTEREST**, hereinafter called the Grantee, and Grantee's successors and assigns, all of

Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON COUNTY**, having an address of **21 VAUGHN'S GAP, UNIT 2, NASHVILLE, TENNESSEE 37205** and more particularly described as follows:

Signed under the penalties of perjury this the 28 day of January, 2021.

COLLINS LEGAL, PLC
BY: Grover C. Collins
ITS: Managing Attorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Grover C. Collins with who I am personally acquainted, and who upon oath acknowledged himself to be the Managing Attorney of Collins Legal and as such, acknowledged that he is authorized to execute the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 28th day of January, 2021.

NOTARY PUBLIC

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

True Copy Certification

I, Grover Collins, 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, Seth N. Cline, a notary public for this county and state, Grover Collins 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: MARCH 7, 2023
Notary's Seal (if on paper)

