Karen Johnson Davidson County
Batch# 592378 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
20210316-0034267

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Pike, Ste. 203
Franklin, TN 37069
Phone: 615-730-7955

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Comes now Jane Grazer, an employee of Limestone Title and Escrow, LLC who is over eighteen (18) years of age, and whose business address is 580 Franklin Pike, Ste. 203, Franklin, Tennessee 37069 and would state as follows:

On the 9th day of March, 2021, a Quitclaim Deed was prepared by Limestone Title and Escrow, LLC, which Quitclaim Deed was executed by Max Khazanov, as member of Rudy at City Heights, LLC conveying property to Zvezda 2, LLC, a Tennessee limited liability corporation and which Quitclaim Deed appears of record in Instrument No. 20210312-0032964, Register's Office for Davidson County, Tennessee.

By inadvertence, typographical error and mutual mistake, said Quitclaim Deed contained errors as follows:

1) Quitclaim Deed incorrectly showed the address of the new owner;

2) Quitclaim Deed incorrectly showed the new owner as "Zvezda 2, LLC, a Tennessee limited liability corporation";

3) Quitclaim Deed cut off the legal description and is incomplete.

4) County is missing from the notarial acknowledgement.

NOW, THEREFORE, in order to correct said typographical error and inadvertence, this Scrivener's Affidavit is made and it is understood that the following corrections are to be made:

1) Address of new owner should reflect 3608 Benham Avenue, Nashville, Tennessee 37215-2120;

2) Grantee shall be shown as Zvezda 2, LLC, a Tennessee limited liability company (instead of Zvezda 2, LLC, a Tennessee limited liability corporation);

3) Legal description will be replaced with the following correct legal description:

Land in Davidson County, Tennessee, being Unit No. 6, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Rudy at City Heights, a Horizontal Property Regime with Private Elements of

record in Instrument #20191001-0100198, and being shown on plat attached thereto as Exhibit "B", Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Rudy at City Heights, LLC from Andrea L. Hayes by Warranty Deed dated September 26, 2019 and recorded October 1, 2019 in Instrument #20191001-0100197, said Register's Office.

4) Notarial acknowledgement corrected to show STATE OF TENNESSEE, COUNTY OF SUMNER.

All other items as shown on the aforementioned recorded Quitclaim Deed are to remain the same.

This Affidavit is made of my personal knowledge to correct the error above described.

Executed this 15th day of March, 2021.

Jane Grazer

OATH AND ACKNOWLEDGEMENT

Personally appeared before me the within named Jane Grazer who made oath that she has read the foregoing Scrivener's Affidavit and the matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 15th day of March, 2021.

Katherene Warren
Notary Public

Katherine Warren
Notary Printed Name

My Commission Expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

True Copy Certification

I, **Jennifer L. Pennell**, 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 Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** 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: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022