This instrument prepared by:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 606571 AFFIDAVIT
04/05/2021 10:35:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210405-0043760

After Recording Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

AFFIDAVIT OF SCRIVENER'S ERROR

Come now BENJAMIN SEAMON, who, having first been duly sworn according to law, depose and say:

1. That I am an attorney at law licensed to practice in the Courts of the State of Tennessee, maintaining a law office and title company in Brentwood, Williamson County, Tennessee;

2. That on or about the 26th day of Feburary, 2021, my office, under my direction, witnessed the execution of a Quick Claim Deed in which Harold Johnson conveyed a certain parcel of land in Davidson County, Tennessee to Midtown Realty, LLC, a Tennessee limited liability company, which deed is of record in Instrument No. 20210226-0024862, Register's Office for said County;

3. The legal disciption in this deed is incorrect and the property was incorrectly stated Units 1-7 and should read;

4. Land in Davidson County, Tennessee, being Units A-G on the Plan of Homes at 2500 White Avenue, a Horizontal Property Regime with Private Elements, having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20191210-0127466 and as amended in 20191210 0127466, Register's Office for Davidson County, Tennessee, and being shown on Revised Exhibit "A" attached thereto, to which plan reference is hereby made for a more complete description.

Further affiants say not.

Executed this 1st day of April, 2021 for the purposes herein stated.

Benjamin Seamon

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, BENJAMIN SEAMON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of April, 2021.

My Commission expires:

NOTARY PUBLIC

[SEAL]

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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