THIS INSTRUMENT PREPARED BY AND RETURN TO:
Amanda M. Howard
Attorney at Law
P.O. Box 924
Jamestown, TN 38556

Karen Johnson Davidson County
Batch# 622840 AFFIDAVIT
04/27/2021 09:17:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210427-0055669

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Comes now Amanda M. Howard, who is over eighteen (18) years of age and whose address is P.O. Box 924, Jamestown, Tennessee 38556 who states as follows:

1. On the 29th of March, 2021, the General Warranty Deed recorded as Instrument No. 20210329-0040633, in the Register's Office of Davidson County, Tennessee (the "Warranty Deed"), which Warranty Deed was executed by Tom Muhsin, on behalf of Ellington Group, GP, a Tennessee general partnership, as seller, and Rachel Faulkner, a married woman, as purchasers, for the purpose of memorializing the real property conveyance of 500 Creative Way, Unit 13, Madison, Tennessee, 37115.

2. The Warranty Deed misspells Rachel Faulkner's name in the first paragraph of the Warranty Deed as "Rachel Faulker". This is a scrivener's error and was made unintentionally. The proper spelling to be referenced in the Warranty Deed is: "*Rachel Faulkner, a married woman.*"

3. The legal description listed in the Warranty Deed references *Unit 13* of the Ellington Crossing Townhomes, a horizontal property regime with private elements, as set out in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20190104-0001080, Register's Office of Davidson county, Tennessee, to which plan reference is hereby made for a more complete description thereof. This is a scrivener's error and was made unintentionally.

4. The proper legal description is:

Land in Davidson County, Tennessee being *Unit 16* of the Niche (formerly known as Ellington Crossing Townhomes), a horizontal property regime with private elements, as set out in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20190104-0001080, Register's Office of Davidson county, Tennessee, to which plan reference is hereby made for a more complete description thereof.

SUBJECT to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190104-00011080, Register's Office of Davidson County, Tennessee, and as amended in Instrument No. 20190108-0002096 and Instrument No. 202110111-0004563, in said Register's Office.

Being a portion of the property conveyed to Ellington Group, GP, a Tennessee General Partnership, by Quitclaim Deed from Ellington Group, GP, a Tennessee General Partnership, of record in Instrument No. 20181101-1008554, in the Register's Office for Davidson County, Tennessee, dated October 29, 2018, and recorded November 1, 2018.

5. The proper address remains 500 Creative Way, Unit 13, Madison, TN 37115. The proper parcel number remains 051 10 0I 016.00.

This affidavit is made of my personal knowledge for the purpose of correcting the error above described.

Effective as of 26 day of April, 2021.

Amanda M. Howard

Affiant

OATH AND ACKNOWLEGEMENT

On this the 26 day of April, 2021, before me, a Notary Public, duly commissioned and qualified, personally appeared Amanda M. Howard, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing affidavit and who acknowledged that she executed the same as her free act and deed. She also made oath that she has read the foregoing affidavit and that the things and 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 therein described.

In WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal on this the 26 day of April, 2021.

Notary Public

EMILY KERINUK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2024

My Commission expires:

3/8/24