Karen Johnson Davidson County
Batch# 645552 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20210528-0072261

Prepared By:
Guaranty Title & Escrow Co.
721 President Place #100
Smyrna, TN 37167

SCRIVNER'S AFFIDAVIT OF CORRECTION

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I, Lori Holloway, being first duly sworn states as follows:

1. The Warranty Deed executed 12/23/2020 by Lischey Douglas, LLC to Evan Muldoon, a single man recorded 01/01/2021 at Instrument No. 20210104-0000117 , shows an incorrect legal description. Property Addresses 341 Douglas Avenue, # 201, Nashville, TN 37207 – Map & Parcel 071-15-0 K 004.00 CO (*missing "Suite 201" and showing "with Private Elements"*) as follow:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Douglas Market Lofts, as established by Declaration of Covenants, Conditions and Restrictions of Douglas Market Lofts, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180629-0063340, as amended in Instrument No. 20180927-0095882, Instrument No. 201911190119363, Instrument No. 20191219-0131091, Instrument No. 20200129-0010607, Instrument No. 20200713-0076348 and Instrument No. 20200713-0076349, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Douglas Market Lofts, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20180629-0063340, as amended in Instrument No. 20180927-0095882, Instrument No. 201911190119363, Instrument No. 20191219-0131091, Instrument No. 20200129-0010607, Instrument No. 20200713-0076348 and Instrument No. 20200713-0076349, Register's Office for Davidson County, Tennessee for a more complete identification and description of said Unit.

This is improved property know as 341 Douglas Avenue, Suite 201, Nashville, TN 37207

2. The above mentioned Warranty Deed is corrected to show the legal description (*added "Suite 201" and removed "with Private Elements"*) as follows:

Land in Davidson County, Tennessee, being Unit No. 3, Suite 201 on the Plan of Douglas Market Lofts, as established by Declaration of Covenants, Conditions and Restrictions of Douglas Market Lofts, a Horizontal Property Regime of record in Instrument No. 20180629-0063340, as amended in Instrument No. 20180927-0095882, Instrument No. 201911190119363, Instrument No. 20191219-0131091, Instrument No. 20200129-0010607, Instrument No. 20200713-0076348 and Instrument No. 20200713-0076349, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Douglas Market Lofts, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20180629-0063340, as amended in Instrument No. 20180927-0095882, Instrument No. 201911190119363, Instrument No. 20191219-0131091, Instrument No. 20200129-0010607, Instrument No. 20200713-0076348 and Instrument No. 20200713-0076349, Register's Office for Davidson County, Tennessee for a more complete identification and description of said Unit.

This is improved property know as 341 Douglas Avenue, Suite 201, Nashville, TN 37207

Sworn to and subscribed before me this 25th day of May, 2021.

Guaranty Title & Escrow Co.

Lori Holloway

Lori Holloway, President

State of Tennessee County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Holloway, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of Guaranty Title & Escrow Co. and that she as such President executed the foregoing instrument for the purposes therein contained.
Witness my hand and official seal at Smyrna, Tennessee, this 25th day of May, 2021

Commission Expires: 5/18/2024

Kellie Holloway

Notary Public

KELLIE HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)