Karen Johnson Davidson County
Batch# 677681 AFFIDAVIT
07/15/2021 01:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210715-0095405

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Martin Heller Potempa & Sheppard, PLLC
1935 21st Ave. S, Suite 100
Nashville, TN 37212

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Comes now Jack Bond, who is over eighteen (18) years of age and whose address is 1935 21st Ave S, Suite 100, Nashville, Tennessee 37212, who states as follows:

1. On March 8, 2021 the General Warranty Deed recorded as Instrument No. 20210315-0033959, 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, G.P., a Tennessee general partnership, as seller, and Jacob Martin, as purchaser, for the purpose of memorializing, the real property conveyance of 500 Creative Way, Unit 14 Madison, Tennessee, 37115.

2. The legal description listed in the Warranty Deed references Unit 14 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.

3. The proper legal description is *Unit 14* 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. 20210315 -

0033959, Register's Office of Davidson county, Tennessee, to which plan reference is hereby made for a more complete description thereof.

4. The proper address remains 500 Creative Way, Unit 14, Madison, TN 37115.

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

Effective as of July 14th, 2021.

Affiant

OATH AND ACKNOWLEGEMENT

On this the 14th day of July 2021, before me, a Notary Public, duly commissioned and qualified, personally appeared Jack Bond, 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 he executed the same as his free act and deed. He also made oath that he has read the foregoing affidavit and that the things and matters contained therein are true. The Affiant did further acknowledge that he executed the within described document for the purpose of correcting the scrivener's error therein described.

In WITNESS THEREOF; I have here unto set my hand and Notarial Seal on this 14th day of July 2021.



Jessica Ann Clegg
Notary Public

My Commission expires: 02-01-2023

Certificate of Authenticity

I, Jackson Bond, 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 TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond 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: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024