Karen Johnson Davidson County
Batch# 686787 AFFIDAVIT
07/30/2021 09:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210730-0102587

**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 April 9, 2021 the General Warranty Deed recorded as Instrument No. 20210419-0051933, in the Register's Office of Davidson County, Tennessee (the "Warranty Deed"), which Warranty Deed was executed by Jimmy Saba, on behalf of Ellington Group, G.P., a Tennessee general partnership, as seller, and Jason Gregory London, as purchaser, for the purpose of memorializing, the real property conveyance of 500 Creative Way, Unit 10 Madison, Tennessee, 37115.

2. The legal description listed in the Warranty Deed references Parcel 003.00 of the Niche (former 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. This is a scrivener's error and was made unintentionally.

3. The proper legal description is *Unit 3* 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.

4. The proper address remains 500 Creative Way, Unit 10, 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

**Tennessee Certification of Electronic Document**

I, Jackson Bond, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 27, 2021 (date of document).

Affiant Signature

07/27/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/02/2023

NOTARY'S SEAL

