Karen Johnson Davidson County
Batch# 770984 AFFIDAVIT
12/09/2021 10:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211209-0163247

This instrument prepared by:
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

AFFIDAVIT OF SCRIVENER'S ERROR

This Affidavit is being executed for the purpose of correcting a portion of the legal description in the recorded Warranty Deed, in the instrument(s) described herein.

Comes now Nick Harris, who, having first been duly sworn according to law, deposes and says:

1. That I am the Attorney for Concord Title, a title insurance agency and settlement service closing provider located in Williamson County, Tennessee.

2. That on or about October 19, 2020, a certain Warranty Deed was prepared by and between MUSIC CITY HOLDINGS, LLC as Grantor to ABRO HOMES, LLC, as Grantee recorded October 28, 2020 in Instrument No: 20201028-0124578, in the Register's Office for Davidson County, Tennessee.

3. Through inadvertence, a portion of the legal description was missing, and shall be corrected as follows:

Land in Davidson County, Tennessee, being Lot No. 12 and the easterly 40' of Lot 13 Block A on the Plan of Broadmoor of record in Plat Book 547, Page (s) 161 and 162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 12 and part of Lot 13 front 90 feet on the southerly side of Gwynn Drive and run back parallel lines 150 feet to a dead line.

4. This Affidavit is given to correct said Warranty Deed.

[Signature on Following Page]

IN WITNESS WHEREOF, Affiant has executed this instrument on this 3rd day of December, 2021.

Further affiant sayeth not.

Nick Harris

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Nick Harris,** 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 they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of December 2021.

NOTARY PUBLIC

My commission expires: 3-7-23

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **12/03/2021** (date of document).

Affiant Signature

12/03/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3** day of **December**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

