Karen Johnson Davidson County
Batch# 809456 AFFIDAVIT
02/22/2022 12:27:12 PM 1 pg
Fees: $12.00 Taxes: $0.00
20220222-0019960

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Lauren Reynolds**, hereinafter referred to as Affiant, on this the 17th day of February, 2022, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. The Affiant prepared a Warrant Deed of record in **Instrument No. 20210917-0125483**, Register's Office for Davidson County, Tennessee, signed by and between **LOLA CROCKETT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (Grantor) and **SHERIDAN F. JONES, SINGLE** (Grantee), for the transfer of real property commonly known as **422 E PALESTINE AVE, UNIT B, MADISON, TENNESSEE 37115**.

2. That the above-mentioned Warranty Deed was recorded with clerical or typographical error in the legal description and property address.

3. The correct legal description and address is as follows:

   Land in Davidson County, Tennessee, being **UNIT 2** of Fourtwentytwo East Palestine Avenue, a Horizontal Property Regime with Private Elements, under the Declaration of Covenants, Conditions and Restrictions for Fourtwentytwo East Palestine Avenue, of record at instrument No. 20210810-0107643, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description of the property.

   This is improved property known as: **422 E Palestine Ave Unit 2, Madison, Tennessee 37115**.

4. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Lauren Reynolds
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Lauren Reynolds, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of February 2022.

NOTARY PUBLIC

My Commission Expires: _____

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY