Karen Johnson Davidson County
Batch# 813033 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20220301-0023193

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, Katherine Nyquist, hereinafter referred to as Affiant, on this the 25th 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 his/her knowledge, information and belief:

1. That Affiant is an employee for Rudy Title and Escrow, LLC.
2.
3. Rudy Title and Escrow, LLC prepared a Warranty Deed of record in Instrument No. **20210609-0077803**, Register's Office for Davidson County, Tennessee, by and between Gregory Pollard (Grantor) and H.K. Legacy Company, LLC, a Tennessee limited liability company (Grantee).

4. That the legal description in said Warranty Deed was recorded with an error.

5. That the correct legal description is as follows:

Land situated in Davidson County, being Units A & B as established in the Declaration of Covenants, Conditions and Restrictions for TWOTHOUSANDFOURTEEN FOURTEENTH AVENUE NORTH, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210524-007010 in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

6. 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.

Katherine Nyquist
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Katherine Nyquist, 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 25th day of February, 2022.

NOTARY PUBLIC

My Commission Expires: _____

KARA L. WALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022