Karen Johnson Davidson County
Batch# 817095 AFFIDAVIT
03/08/2022 09:08:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220308-0026050

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

Maximum Principal Indebtedness for Tennessee tax recording purposes is $0.00.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **William Grones**, hereinafter referred to as Affiant, on this the 4th day of March, 2022, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information, and belief:

1. That a Warranty Deed was executed on December 30, 2021 and recorded on January 3rd, 2022, in **Instrument No. 20220103-0000524, in the Register's Office for Davidson County, Tennessee** for the property commonly known as **620 B Eastboro Drive, Nashville, Tennessee, 37209, with Parcel ID of 091 09 4H 002.00,** conveying certain real property described therein, and further described as:

   A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 620 B of Eastboro Commons, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 620 Eastboro Commons, a Horizontal Property Regime, of record in Instrument No. 20200218-0018099, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

2. That the above-mentioned Warranty Deed was recorded with a typographical error regarding the legal description, in that the Unit No. was incorrectly listed as B of 620 instead of the correct Unit No. as listed herein, which is 620 B.

3. This Affidavit is made to correct the error as stated above by showing that it resulted from Scrivener's error and not the intentional acts of the parties, and with the intended effect that the foregoing corrected items listed herein for **620 B Eastboro Drive, Nashville, Tennessee, 37209,** be deemed to have been included in the original Warranty Deed, as intended by the parties.

FURTHER, the Affiant sayeth not.

William Grones, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **William Grones**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of March, 2022.

NOTARY PUBLIC

My Commission Expires: _____

