AFTER RECORDATION, RETURN TO:
TENNESSEE TITLE & ESCROW AFFILIATES, LLC
206 GOTHIC COURT, STE 300
FRANKLIN, TN 37067

PREPARED BY:
TENNESSEE TITLE & ESCROW AFFILIATES, LLC
206 GOTHIC COURT, STE 300
FRANKLIN, TN 37067

Karen Johnson Davidson County
Batch# 823607 AFFIDAVIT
03/17/2022 11:04:33 AM 1 pg
Fees: $12.00 Taxes: $0.00
20220317-0031129

AFFIDAVIT OF SCRIVENER'S ERROR

Before me, the undersigned attesting officer, came Trey Cain, (the "Affiant"), who being sworn, duly deposes as follows:

1. The, (Affiant) recorded a Quitclaim Deed filed for record on September 10th, 2021, of record in Instrument No. 20210910-0121657, Register's Office for Davidson County, Tennessee, for a transaction involving the property 2108 Courtney Ave, Nashville, TN 37218.
2. A Scrivener's Error was made in the derivation clause the correct legal and derivation are as follows:

Certain townhomes located in Davidson County, Tennessee, being Units Nos. A – D (inclusive) of 2108 Courtney Avenue Townhomes, a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 2108 Courtney Avenue Townhomes, a Horizontal Property Regime of record in Instrument Number 20210224-0022761 and as amended by instruments of record as Instrument No. 20210915-0123913 and Instrument No. 20220131-0010977, in the Register's office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, 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.

Being the same property conveyed to Herman Marks, an unmarried man, by Warranty Deed from Molly A. Bond, Sole Trustee of The Johnnie C. Bond, Jr. and Molly A. Bond Living Trust, u/t/a March 2009 dated August 5, 2020 of record as Instrument No. 20200807-0088027, Register's Office for Davidson County, Tennessee.

Trey Cain

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Trey Cain**, the within named bargainor(s), 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, at office, this 14th day of March, 2022.

Notary Public

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 6.17.2024