THIS INSTRUMENT PREPARED BY:
Andy Maloney, Esq.
5120 Virginia Way, Suite B13
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 838244 AFFIDAVIT
04/12/2022 09:00:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220412-0042006

AFFIDAVIT OF SCRIVENER'S ERROR

This Affidavit is being executed for the purpose of correcting the legal description on the Quitclaim Deed of record in Instrument Number 20190415-0034322, Register's Office for Davidson County, Tennessee. Said deed was granted by **Dwayne L. Bell, Sr. and wife, Beverly W. Bell, husband and wife** to **Excel Builders of Tennessee.**

Comes now ANDREW H. MALONEY, who, having first been duly sworn according to law, depose and say:

1. Nashville Title, LLC prepared the above mentioned Quitclaim deed, and I, Andrew H. Maloney was the President of Nashville Title, LLC.

2. On or about the 10th day of April, 2019, my office, prepared a Quitclaim Deed in which **Dwayne L. Bell, Sr. and wife, Beverly W. Bell, husband and wife**, conveyed a certain parcel of land in Davidson County to **Excel Builders of Tennessee**, which Quitclaim Deed is of record in Instrument Number 20190415-0034322, Register's Office for said County.

3. That the property description on the Quitclaim Deed identified the plat page incorrectly as follows:

   Being Lot No. 184 on the Plat of North Nashville, Real Estate Company, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

   Said Lot No. 184 fronts 50 feet on the westerly margin of 5th Avenue North, formerly Summer Street, and extends back 190.8 feet on the southerly line and 191.9 feet on the northerly line along the southerly margin of an alley to a dead line in the rear, measuring 50 feet thereon.

4. That the intent of the parties to the transaction was that the deed should have stated as follows:

   Land in Davidson County, Tennessee, being Unit/Lot Number A and B, on the Plan of Declaration of Covenants, Conditions and Restrictions for 1723 5th Avenue Townhomes, a Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" as shown of record in Instrument Number 20190103-0000722, Register's Office for Davidson County, Tennessee.

   This conveyance is made subject to all the provisions of the Tennessee, "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests 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 building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20190103-00001722, Register's Office for Davidson County, Tennessee.

Further affiants say not.

ANDREW H. MALONEY

STATE OF TN }
COUNTY OF Williamson }

Sworn to and subscribed before me this 4 day of April, 2022

My commission expires:
2/7/2026

NOTARY PUBLIC

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, ANDREW H. MALONEY, 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 she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4 day of April, 2022.

My Commission expires:
2/7/2026

NOTARY PUBLIC

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 4/4/2022 (date of document).

Affiant Signature
Date 4/4/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 4 day of April, 2022

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY