Karen Johnson Davidson County
Batch# 845789 AFFIDAVIT
04/26/2022 11:40:43 AM 1 pg
Fees: $12.00 Taxes: $0.00
20220426-0047903

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-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Paul Hinman**, hereinafter referred to as Affiant, on this the 22nd day of April, 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 Affiant is an employee of Rudy & Partners, PLLC.

2. That Affiant prepared a Quitclaim Deed of record in at **Instrument No. 20211101-0146057, Register's Office Davidson County, Tennessee**, for property located at **1912 Warfield Dr, Nashville, TN 37215.**

3. That said Warranty Deed contained a scrivener's error in that the legal description. The correct legal description should read as follows:

   Land situated in Davidson County, Tennessee, being Unit 2, as established in Declaration of Covenants, Conditions and Restrictions for 10 Colonial Cottages, a horizontal property regime with private elements of record at Instrument No. 20151118-0117040, Register's Office Davidson County, Tennessee, with Plat attached as Exhibit B to which reference is hereby made for a more particular description of said property.

   Being the same property conveyed to Kevin Albrecht and Jessica Laird by Warranty Deed from Warfield Development, LLC of record at Instrument No. 20170201-0010806, Register's Office Davidson County, Tennessee.

4. That the names of legal description contained within said Quitclaim Deed should be amended and replaced with the corrected information referenced herein.

5. That 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 says not.

Signature of Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Paul Hinman,** the within named Affiant, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of April, 2022.

Notary Public
My Commission Expires:

