Karen Johnson Davidson County
Batch# 846199 AFFIDAVIT
04/27/2022 10:09:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220427-0048436

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC.
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(a)(27)

PARCEL ID: 175 02 0E 039.00
GRANTOR: Lenin Chaturvedi and Bhavna Chaturvedi, husband and wife
GRANTEE: Hollyvale Rentals LLC
CROSS-REFERENCE: Instrument Number 20220316-0030470

The purpose of this Affidavit is to correct the stated name of the Grantee on the Warranty Deed.

PROPERTY DESCRIPTION:

Being all of Unit No. 3703, on the plan of Section Four, Old Hickory Commons, a Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20170815-0083582, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Lenin Chaturvedi and Bhavna Chaturvedi, Husband and Wife, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20180427-0039836, in the Register's Office of Davidson County, Tennessee, dated April 06, 2018, and recorded on April 27, 2018.

ADDRESS: 1715 Sprucedale Drive, Nashville, TN 37013

I, Charles D. Lightsey, as an Attorney for Midtown Title, LLC, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my knowledge, information, and belief:

Our office **drafted but did not record** a Warranty Deed executed by Lenin Chaturvedi and Bhavna Chaturvedi, husband and wife, as Grantors, to Hollyvale Rentals LLC as Grantee. The Warranty Deed was recorded on March 16, 2022, in Instrument Number 20220316-0030470, in the Register's Office for Davidson County, Tennessee.

The said Warranty Deed contains a drafting error. Through inadvertence and mistake, the Warranty Deed named the Grantee as "Hollyvale Rentals LLC." **The actual name of the Grantee should have been Hollyvale Rental Holdings, LLC, a California limited liability company.**

Therefore, the purpose of this Affidavit is to correct the stated name of the Grantee on the Warranty Deed. All other matters contained in said Warranty Deed remain the same, except as otherwise previously corrected.

Further Affiant sayeth naught.

WITNESS MY HAND on this 20th day of April 2022.

Midtown Title, LLC

By: _____
Charles D. Lightsey, Attorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles D. Lightsey, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be an Attorney at Midtown Title, LLC, a Tennessee limited liability company, the within named Affiant, and that he as such Attorney, executed the foregoing instrument for the purposes there in contained by personally signing the name of the company as its Attorney.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of April 2022.

Rachel Marie Collins
Notary Public
My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 4/20/22.

Affiant Signature

4/20/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of April, 2022.

Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires