Karen Johnson Davidson County
Batch# 851369 AFFIDAVIT
05/05/2022 12:24:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220505-0052078

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, **Adam H. Jefferson**, hereinafter referred to as Affiant, on this the 3rd day of May, 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 July 13, 2020 and recorded on July 15, 2020 in **Instrument No. 20200715-0077465, in the Register's Office for Davidson County, Tennessee** for the property commonly known as **809 21st Ave North, Nashville, Tennessee 37208,** conveying certain real property described therein.

2. That the above-mentioned Warranty Deed was recorded with typographical errors in the legal description, which should have been listed as follows:

   Land in Davidson County, Tennessee, being Unit B, 811 21st Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 811 21st Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161214-01331149 and amended in Instrument No. 20191108-0115831, in the Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

3. This Affidavit is made to correct errors as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties, and with the intended effect that the foregoing corrected legal description for **809 21st Ave North, Nashville, Tennessee 37208** be deemed to have been included in the original Warranty Deed, as intended by the parties.

FURTHER, the Affiant sayeth not.

Adam H. Jefferson, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Adam H. Jefferson**, 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 3rd day of May, 2022.

Briana Gage
NOTARY PUBLIC

My Commission Expires: _____

