Karen Johnson Davidson County
Batch# 851369 AFFIDAVIT
05/05/2022 12:24:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220505-0052079

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 October 16, 2019 and recorded on October 21, 2019 in **Instrument No. 20191021-0107281, in the Register's Office for Davidson County, Tennessee** for the property commonly known as **429 Lemont Drive, Nashville, Tennessee, 37216,** conveying certain real property described therein.

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

   Land in Davidson County, Tennessee, being Unit No. 108, on the Plan of Condominium Site Plan, Poplar Glen, Phase I, as established By Master Deed for Poplar Glen of record in Book 7534, Page 591, as amended in Book 7548, Page 612 and Book 8036, Page 175, and Book 8679, Page 984 as shown on the Plan of record in Book 7900, Page 392 (erroneously referenced in prior deeds as Book 7800 Page 392) Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

3. 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, and with the intended effect that the foregoing corrected legal description for **429 Lemont Drive, Nashville, Tennessee, 37216** 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: _____

