39-B

# AFFIDAVIT OF SCRIVENER'S ERROR

RE: Warranty Deed dated August 25, 2021, executed by Franklin Jacobs and Claire Jacobs, husband and wife (Grantor), to Michele Rutkowski, unmarried and Barbara Rutkowski, unmarried (Grantee), as recorded as Instrument No. 20210901-0117902, Register's Office for Davidson County, Tennessee; to correct the legal description contained in said Warranty Deed.

Comes now Angela Y. Poston-Williamson the Affiant, a resident of Davidson County, Tennessee, who is over 18 years of age, and is an employee with Centennial Title Company, Inc., and acknowledged as Notary Public the execution of the said Warranty Deed by the Grantor; and,

The legal description contained in the Warranty Deed of record as Instrument No. 20210901-0117902 is hereby deleted, and the correct legal description as follows is hereby substituted therefore:

Land in Davidson County, Tennessee, being Unit B on the Plan of Horizontal Property Regime (with Private Elements) of The Cottages of Elliott Avenue, filed as Exhibit "B" to and established by the Master Deed of record as Instrument Number 20141230-0118751, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

For the purpose of correcting the said legal description contained in said Warranty Deed, this Affidavit of Scrivener's Error is being execute and recorded.

It is the intent of the undersigned that this Affidavit be incorporated by reference into said Warranty Deed as recorded in the Register's Office for Davidson County, Tennessee, and to become a part thereof.

This Affidavit is made of my personal knowledge to correct the matter described above.

**EFFECTIVE the 20th day of May, 2022**

**Angela Y Poston-Williamson**

Karen Johnson Davidson County
Batch# 862018 **AFFIDAVIT**
05/24/2022 02:06:04 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220524-0060243

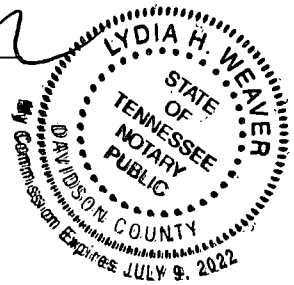
21-1551

State of Tennessee
County of Davidson

Appeared, Executed and Sworn to before me this 20 day of May, 2022

Lydia H Weaver

Notary Public
Commission Expires:

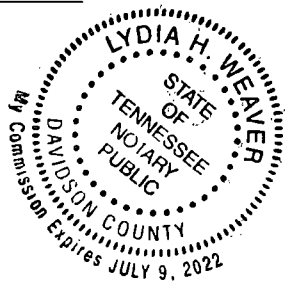



State of Tennessee
County of Davidson

On this the 20 day of May, 2022, the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Angela Y. Poston-Williamson, to me personally known to be the person described in and who executed the foregoing instrument and acknowledged the execution to be a free act and deed.

Lydia H Weaver

Notary Public
Commission Expires:




Prepared by: Centennial Title Company, Inc.
30 Burton Hills Blvd., ste. 165
Nashville, TN 37215

File: 21-1551

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