Karen Johnson Davidson County
Batch# 863047 AFFIDAVIT
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Fees: $22.00 Taxes: $0.00
20220526-0061286

Prepared By/Return To:
Toro Title, LLC
933 E Trinity Lane
Nashville, TN 37207
office@torotitle.com

AFFIDAVIT OF SCRIVENER'S ERROR
(Tenn. Code Ann. § 66-24-101)

Before me, the undersigned authority, on this day personally appeared Matthew Anderson ("Affiant") who, being first duly sworn, upon his oath states:

1. I am President at Toro Title, LLC with personal knowledge of the facts and matters stated herein.

2. I prepared an instrument in the chain of title to the real property in Davidson County, Tennessee.

3. The instrument(s) identified by the following information (each, a "Subject Instrument") contains one or more scrivener's errors:

Grantor	Grantee	Book/Page or Instrument No.	Date Recorded
ICG Development, LLC	STLD Group, LLC	Instrument No. 20211201-0159284	December 1, 2021
STLD Group, LLC	ICG Development, LLC	Instrument No. 20211209-0162986	December 9, 2021

4. The purpose of this Affidavit is to provide notice of the scrivener's error described in this Affidavit and to correct the typographical or other minor errors contained in the Subject Instrument(s).

5. A brief description of each scrivener's error in the Subject Instrument(s) that this Affidavit is designed to correct is as follows:

The legal description in both instruments incorrectly referenced the property's description prior to a Horizontal Property Regime being recorded.

6. The correct information to be inserted or reflected in or the information to be removed from the Subject Instrument(s) is as follows:

Instrument 20211201-0159284 should read:

Land in Davidson County, Tennessee, being Unit A and Unit B, Declaration of Covenants, Conditions, and Restrictions for 1612 Branch Street Homes, a Horizontal Property Regime with Private Elements, as established under Declaration of Covenants, Conditions, and

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Restrictions of record in Instrument Number 20211119-0154110, and being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description or said unit.

Being the same property conveyed to ICG Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Elgrine J. Kirby and Jenna Kirby, a married couple, of record in Instrument No. 20211011-0136548, and being converted to a Horizontal Property Regime in Instrument No. 20211119-0154110, Register's Office for Davidson County, Tennessee.

Property Address: 1612 Branch Street, Unit A, Nashville, TN 37216 and 1612 Branch Street, Unit B, Nashville, TN 37216.

Instrument 20211209-0162986 should read:

Land in Davidson County, Tennessee, being Unit A and Unit B, Declaration of Covenants, Conditions, and Restrictions for 1612 Branch Street Homes, a Horizontal Property Regime with Private Elements, as established under Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20211119-0154110, and being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description or said unit.

Being the same property conveyed to ICG Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Elgrine J. Kirby and Jenna Kirby, a married couple, of record in Instrument No. 20211011-0136548, and being converted to a Horizontal Property Regime in Instrument No. 20211119-0154110, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to STLD Group, LLC, a Colorado Limited Liability Company, by Quitlclaim Deed from ICG Development, LLC, of record in Instrument No. 20211201-0159284, Register's Office for Davidson County, Tennessee.

Property Address: 1612 Branch Street, Unit A, Nashville, TN 37216 and 1612 Branch Street, Unit B, Nashville, TN 37216.

7. Pursuant to Tenn. Code Ann. § 66-24-101(27), the Register of Deeds is hereby requested to index this affidavit in both the general index under the names of the original parties to each Subject Instrument and in the sectional index.

8. I am aware of the penalties of perjury under Federal Law, which includes the execution of a false affidavit, pursuant to 18 U.S.C.S. § 1621 wherein it is provided that anyone found guilty shall not be fined more than $2,000 or imprisoned not more than 5 years or both. I am also aware that filing of a false affidavit is perjury and punishable under Tenn. Code Ann. § 39-16-702.

The undersigned certifies under penalty of perjury that the foregoing is true and correct.

Matthew Anderson, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 23 day of May, 2022.

Notary Public
My Commission Expires: 1/11/2026



Tennessee Certification of Electronic Document

I, Millissa Loew, do hereby make oath that I am a licensed attorney and/or 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 5/23/22 (date of document).

Affiant Signature

5/23/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of May, 2022

M.R. Schoodroski
Notary's Signature

MY COMMISSION EXPIRES: March 3, 2024

NOTARY'S SEAL

M.R. SCHOODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON