Karen Johnson Davidson County
Batch# 881490 AFFIDAVIT
06/30/2022 07:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220630-0075633

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Amanda M. Howard
Attorney at Law
P.O. Box 924
Jamestown, TN 38556

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Comes now Amanda M. Howard, who is over eighteen (18) years of age and whose address is P.O. Box 924, Jamestown, TN 38556, and who states as follows:

1. On the 18th of March, 2021, the General Warranty Deed recorded as Instrument Number 20210318-0036039, in the Register's Office of Davidson County, Tennessee (the "Warranty Deed"), which Warranty Deed was executed by Tom Muhsin, on behalf of Ellington Group, GP, a Tennessee general partnership, as seller, and Charles Aguis, on behalf of CBA Securities, LLC, as agent for buyer, for the purpose of memorializing the real property conveyance of 500 Creative Way, Unit 15, Madison, Tennessee 37115.

2. The legal description listed in the Warranty Deed references Unit 15 of the Niche (formerly known as the Ellington Crossing Townhomes), a horizontal property regime with private elements, as set out in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190104-0001080, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof. This is a scrivener's error and was made unintentionally.

3. The proper legal description is *Unit 14* of the Niche (formerly known as Ellington Crossing Townhomes), a horizontal property regime with private elements, as set out in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No.

20190104-0001080, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

4. The proper address remains 500 Creative Way, Unit 15, Madison, TN 37115.

This affidavit is made of my personal knowledge for the purpose of correcting the error above described.

Effective as of June 29th, 2022.

Amanda M. Howard
Affiant

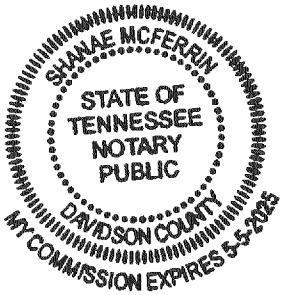
OATH AND ACKNOWLEDGEMENT

On this the 29th day of June, 2022, before me, a Notary Public, duly commissioned and qualified, personally appeared Amanda M. Howard, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing affidavit and who acknowledged that she executed the same as her free act and deed. She also made oath that she has read the foregoing affidavit and that the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of correcting the scrivener's error therein described.

In WITNESS THEREOF; I have here unto set my hand and Notarial Seal on this 29th day of June, 2022.

Shanae McFerrin
Notary Public

My Commission Expires: 5/5/2025



Certificate of Authenticity

I, Jackson Bond, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Morgan

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

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