This Instrument Prepared By and Please Return To:
Joshua L. Hunter, Esq.
1104 Fatherland Street
Nashville, TN, 37206

Karen Johnson Davidson County
Batch# 909261 AFFIDAVIT
08/29/2022 10:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220829-0097121

Maximum Principal Indebtedness for Tennessee tax recording purposes is $0.00.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Joshua L. Hunter,** hereinafter referred to as Affiant, on this the 26th day of August, 2022, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information, and belief:

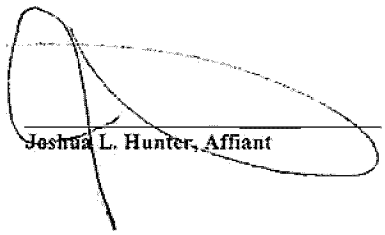
1. That a Warranty Deed was executed on April 23rd, 2020, and recorded on April 24th, 2020, in **Instrument No. 20200424-0043308,** in the Register's Office for Davidson County, Tennessee for the property commonly known as **2319 Pennington Avenue, Nashville, Tennessee, 37216,** conveying certain real property described therein.

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

   Land in Davidson County, Tennessee, being Unit 2317B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2317 Pennington Avenue, A Horizontal Property Regime with Private Elements of record as Instrument No. 20171129-0121951 and being shown on Plat attached thereto as Exhibit, in the Register's 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 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 **2319 Pennington Avenue, Nashville, Tennessee, 37216** be deemed to have been included in the original Warranty Deed, as intended by the parties.

FURTHER, the Affiant sayeth not.



Joshua L. Hunter, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Joshua L. Hunter**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of August, 2022.

NOTARY PUBLIC

My Commission Expires: _____



Certificate of Authenticity

I, Emily Manno, 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 8/26/22.

Date

Affiant Signature

8/26/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of August, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON