Karen Johnson Davidson County
Batch# 910479 AFFIDAVIT
08/30/2022 03:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220830-0097917

THIS INSTRUMENT WAS PREPARED BY:
SETH N. CLINE, ESQ.
COLLINS LEGAL, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209
615-736-9596
seth@collins.legal

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED

PROPERTY ADDRESS	ADDRESS OF OWNER	MAP & PARCEL NUMBERS
1115 57th Avenue North Nashville, Tennessee 37209	1115 57th Avenue North Nashville, Tennessee 37209	091 10 0 021.00

AFFIDAVIT OF SCRIVENER'S ERROR

Instrument No: ~~21004146.~~ 202206230071875
MR

This document is intended to serve as the Attorney's Affidavit of Scrivener's Error pursuant to the terms of Tennessee Code Annotated § 66-24-101. The undersigned, Seth N. Cline, an attorney licensed to practice law in the State of Tennessee, having personal knowledge of the facts stated herein, under oath depose and say as follows:

1. **WHEREAS**, Collins Legal, PLC, drafted a Warranty Deed for the transfer of real property more commonly known as 1115 57th Avenue North, Nashville, Tennessee 37209, and of record as Instrument No. 202206230071875 in the Davidson County Register of Deeds. The "Deed";
2. **WHEREAS**, said Deed contains a typographical error which identifies Carole Beth Rhodes without marital status in the 1st paragraph, on the 1st page;
3. **THEREFORE**, in order to correct said error in the 1st paragraph, on the 1st page, said paragraph should read as follows:

> FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 2nd day of June, 2022, the undersigned, **CAROLE BETH RHODES, AN UNMARRIED WOMAN** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **LOCAL FOX LLC, A LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of

TENNESSEE, having an address of **1115 57TH AVENUE NORTH, NASHVILLE, TN 37209** and more particularly described as follows:

Signed under the penalties of perjury this the 24th day of August, 2022.

COLLINS LEGAL, PLC
BY: Seth N. Cline
ITS: Attorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Seth N. Cline with who I am personally acquainted, and who upon oath acknowledged himself to be an Attorney of Collins Legal and as such, acknowledged that he is authorized to execute the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 24th day of August, 2022.

NOTARY PUBLIC

My Commission Expires

MARCELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **August 24, 2022**.

Affiant Signature

08/24/22

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **24th** day of **August**, 20**22**.

Notary Public

Notary's Seal:

