Karen Johnson Davidson County
Batch# 925378 AFFIDAVIT
10/05/2022 11:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221005-0109872

This Instrument Prepared By: Seth N. Cline, Collins Legal, PLC 4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209		
THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.		
OWNER: **TIFFANY ST LLC**	OWNER ADDRESS: **2614 Tiffany Street Nashville, Tennessee 37206**	MAP-PARCEL NUMBER(S) **08400000600 08405003000 08405002900**

AFFIDAVIT OF SCRIVENER'S ERROR

Instrument No: 20220920-0104469

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 Quitclaim Deed pursuant to the transfer of real property more commonly known as 2614 Tiffany Street, Nashville, Davidson County, Tennessee 37206 (Parcel 08405003000), and of record as Instrument No. 20220920-0104469 in the Davidson County Register of Deeds Office. The "Deed";
2. **WHEREAS**, the Deed was executed with the intent to quitclaim 2614 Tiffany Street, Nashville, Davidson County, Tennessee 37206 (Parcel 08405003000) from The Hillis Family Revocable Living Trust Agreement, Dated February 15, 2018, Dustin M. Hillis and Kyah A. Hillis, Trustees, to Tiffany Street LLC, a Tennessee Limited Liability Company
3. **WHEREAS**, by inadvertence and mistake, and in addition to containing the Property Description of the real property more commonly known as 2614 Tiffany Street, Nashville, Davidson County, Tennessee 37206 (Parcel 08405003000), said Deed Property Description errantly includes the legal description for the real properties more commonly known as 2616 Tiffany Street, Nashville, Davidson County, Tennessee 37206 (Parcel 08405002900), and 0 Eastland Drive, Nashville, Davidson County, Tennessee 37206 (Parcel 08400000600).

4. **THEREFORE**, in order to correct said error in the Property Description of the Deed so as to only convey the real property more commonly known as 2614 Tiffany Street, Nashville, Davidson County, Tennessee 37206 (Parcel 08405003000), said Property Description should read as follows:

> Land in Davidson County, Tennessee, being more particularly described as follows:
>
> Land in Davidson County, Tennessee, being Lot No. 17 as shown on the Plan of Tiffany Terrace of record in Book 2854, Page 59, Register's Office of said County, to which reference is hereby made for a more particular description.
>
> Being a portion of the property conveyed to THE HILLIS FAMILY REVOCABLE LIVING TRUST AGREEMENT, DATED FEBRUARY 15, 2018, DUSTIN M. HILLIS AND KYAH A. HILLIS, TRUSTEES, by Quitclaim Deed dated the 15th day of February, 2018, and recorded on the 26th day of February, 2018, as Instrument No. 20180226–0017821 Register of Deed's Office for Davidson County, Tennessee.
>
> This improved property more commonly known as 2614 Tiffany Street, Nashville, Tennessee 37206

Signed under the penalties of perjury this the 5th day of October, 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 the 5th day of October, 2022.

NOTARY PUBLIC

3-3-2026
My Commission Expires

TIMOTHY LEMERT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2026
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 10/05/2022 (date of document).

Affiant Signature

10/05/2022

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 5th day of October, 2022.

Notary Public

Notary's Seal:

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

MY COMMISSION EXPIRES: 11/06/2024