Karen Johnson Davidson County
Batch# 933748 AFFIDAVIT
10/26/2022 09:59:31 AM 1 pg
Fees: $12.00 Taxes: $0.00
20221026-0115891

This Instrument Prepared By and Please Return To:
Adam H. Jefferson
Rudy Title & Escrow, LLC
2012 21st Ave S.
Nashville, TN, 37212

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Adam H. Jefferson,** hereinafter referred to as Affiant, on this the 24th day of October, 2022, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information, and belief:

1. That a Quitclaim Deed was executed on May 5th, 2021, and recorded on June 16th, 2021, in **Instrument No. 20210716-0095922,** in the Register's Office for Davidson County, Tennessee for the property commonly known as **801 Cherokee Avenue #14, Nashville, Tennessee, 37207,** conveying certain real property described therein.

2. That the above-mentioned Quitclaim 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 14 on the Plan of HIGHLAND HEIGHTS, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Cherokee Place, as set forth in Exhibit " B" of record in Instrument No. 20210429-0057914, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

   Being the same property conveyed to Aaron Scarfia and Lorraine Scarfia, husband and wife by Warranty Deed from AT2 Cherokee LLC, a Delaware Limited Liability Company of record in Instrument No. 20210624-0085470, Register's Office for Davidson County, Tennessee.

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 **801 Cherokee Avenue #14, Nashville, Tennessee, 37207** be deemed to have been included in the original Quitclaim Deed, as intended by the parties.

FURTHER, the Affiant sayeth not.

Adam H. Jefferson, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 24th day of October, 2022.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires 06/11/2023 CHEATHAM COUNTY