Prepared by & Return to:
Providence Title, LLC
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Karen Johnson Davidson County
Batch# 946441 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
20221201-0125769

AFFIDAVIT OF SCRIVENER'S ERROR

in

Quit Claim Deed and Warranty Deed

STATE OF Tennessee
COUNTY OF Davidson

Comes now, Holly A. Mason, a principal, or employee, of Providence Title, LLC, and avers as follows:

1) That the document containing the error is the Quit Claim Deed and Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20221013-0112227 (Quit Claim Deed) and 20221013-0112228 (Warranty Deed).

2) That the Grantor(s) in said Quit Claim Deed was Cannon St., LLC, and Warranty Deed was Clair Moreau.

3) That the Grantee(s) in said Quit Claim Deed was Clair Moreau, and in Warranty Deed was Rutherford Contractors Group, LLC.

4) That the date of execution of said documents was October 3, 2022.

The real property affected by the said document is municipally known as 67 Cannon Street located in the city/town of Nashville, Davidson County, Tennessee and is more particularly described to wit:

Land in Davidson County, Tennessee, and being all of Unit A and B, 67 Cannon Street, a Horizontal Property Regime with Private Elements, established pursuant to the provisions of Tennessee Code Annotated 66-27-103(b), under Declaration of Covenants, Conditions and Restrictions for 67 Cannon Street, of record in Instrument No. 20220916-0103692, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration of Condominium, together with the percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Cannon St, LLC, by virtue of that certain Quit Claim Deed dated November 18, 2019, and being of record at Instrument No. 20200730-0084024 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Clair Moreau by virtue of Special Warranty Deed dated May 21, 2010 at Instrument No. 20100701-0051716 in the said Register's Office.

For information purposes only: 67 Cannon St., Nashville, TN, 37210

5) That due to scrivener's error or oversight, said document was recorded with the following error: Updated legal description following HPR erroneously omitted

6) That the above mentioned error is corrected to read as follows, instead:

Land in Davidson County, Tennessee, and being all of Unit A and B, 67 Cannon Street, a Horizontal Property Regime with Private Elements, established pursuant to the provisions of Tennessee Code Annotated 66-27-103(b), under Declaration of Covenants, Conditions and Restrictions for 67 Cannon Street, of record in Instrument No. 20220916-0103692, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration of Condominium, together with the percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

8) That this Affidavit is made of the undersigned's own personal and factual knowledge and is intended to correct the above-described error.

EXECUTED on the 17th day of November, 2022.

Holly A. Mason

STATE OF TN
COUNTY OF Davidson

On this the 17th day of **November, 2022**, before me, the undersigned officer, personally appeared **Holly A. Mason** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Memorie White 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 November 17, 2022.

Affiant Signature

11-28-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th day of November, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25