Karen Johnson Davidson County
Batch# 960226 AFFIDAVIT
01/11/2023 11:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230111-0002369

Prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214
615-889-8306

AFFIDAVIT OF SCRIVENER'S ERROR

in

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 Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20220916-0103613.

2) That the Grantor(s) in said document was Nicholas Cussans.

3) That the Grantee(s) in said document was Chloe Ball.

4) That the date of execution of said document was September 14, 2022.

The real property affected by the said document is municipally known as 1319B Chester Avenue located in the city/town of Nashville, Davidson County, Tennessee and is more particularly described to wit:

> Land situated in Davidson County, Tennessee, being Unit No. B, as established in Declaration of Covenants, Conditions and Restrictions for 1319 Chester Homes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150409-0031386, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Chloe Ball, a single woman, by virtue of that certain Warranty Deed dated September 14, 2022, and being of record at Instrument No. 20220916-0103613 in the Register's Office of Davidson County, Tennessee.
>
> For information purposes only: 1319 B Chester Ave, Nashville, TN, 37206

5) That due to scrivener's error or oversight, said document was recorded with the following error: Map and Parcel was erroneously omitted

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

072142B00200CO

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 9 day of January, 2023.

Holly A Mason

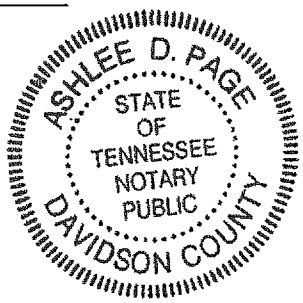
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9 day of **January, 2023**, 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: 9/7/2026



Certificate of Authenticity

I, Holly A. Mason, 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 January 9, 2023.

Affiant Signature

1/9/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of January, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026