Karen Johnson Davidson County
Batch# 977032 AFFIDAVIT
03/06/2023 08:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230306-0015592

This instrument prepared by:
Shawn C. Trail, Attorney, P.C.
1101 Hillsboro Boulevard
Manchester, Tennessee 37355

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named Shawn C. Trail, with whom I am personally acquainted, and who after being duly sworn, deposes as follows:

1. My office prepared a Quitclaim Deed from Bhaskar A. Mukherji, married, to Bhaskar A. Mukherji and spouse, Curtis Allen, which was recorded on March 31, 2021, at 1:49 P.M. as Instrument Number 20210331-0042479, Register's Office of Davidson County, Tennessee;

2. My office prepared an Ex A to Deed of Trust from Bhaskar A Mukherji, and Curtis W Allen, husband and husband, as joint tenants with right of survivorship, in favor of Stone Fort Mortgage, Inc., which was recorded on April 1, 2021, at 3:10 P.M. as Instrument Number 20210401-0043448, Register's Office of Davidson County, Tennessee

2. A scrivener's error was made in the legal description on both the Quitclaim Deed and the Ex A. The correct legal description, as it should have been typed is:

> Being Unit A, 2110/2112 32nd Ave S Homes, a horizontal property regime, with private elements, as shown on the Master Deed of record as Instrument Number 20181221-0124203, and subject to terms and conditions therein.

3. The purpose of this Affidavit is to put all parties on notice of the error and to correct the same; and

4. The Affiant is aware that this Scrivener's Affidavit will be relied upon by lenders, attorneys, title holders, prospective purchasers and title insurance companies.

DATED this the 21st day of February, 2023.

Shawn C. Trail

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named SHAWN C. TRAIL, with whom I am personally acquainted and who acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of February, 2023.

Cursten Vaughn
NOTARY PUBLIC

My Commission Expires: November 15, 2025

CURSTEN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

I, Shawn C. Trail, 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 February 21, 2023.

02-21-23
Date

Shawn C. Trail

State of Tennessee
County of Coffee

Sworn and subscribed before me on this 21st day of February, 2023.

Notary Public

My Commission Expires: November 15, 2025

CURSTEN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY