Karen Johnson Davidson County
Batch# 985401 AFFIDAVIT
03/27/2023 03:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230327-0022214

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 20210719-0096340.

2) That the Grantor(s) in said document was Edward James O'Hara.

3) That the Grantee(s) in said document was MESA VERDE ASSETS, LLC.

4) That the date of execution of said document was July 9th, 2021.

5) The real property affected by the said document is municipally known as 1011 Stockell Street located in the city/town of Nashville, Davidson County, Tennessee and is more particularly described to wit:

Being the Northerly 10 feet of Lot No. 42, and the Southerly 40 feet of Lot No. 43, on the plan of the The Benedict Land Co's, Subdivision of the Lindsley Tract, as of record in Plat Book 332, Page 40, Register's Office for said County. Said Northerly part of Lot No. 42 and the Southerly part of Lot No. 43, front together 50 feet on the East side of Stockell Street, and run back between parallel lines 170 feet to an alley.

6) That due to scrivener's error or oversight, said document was recorded with the following error: There was an erroneous measurement included in the legal as "5" due to the omission of the full numerical figure of "50"

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

Being the Northerly 10 feet of Lot No. 42, and the Southerly 40 feet of Lot No. 43, on the plan of the The Benedict Land Co's, Subdivision of the Lindsley Tract, as of record in Plat Book 332, Page 40, Register's Office for said County. Said Northerly part of Lot No. 42 and the Southerly part of Lot No. 43, front together 50 feet on the East side of Stockell Street, and run back between parallel lines 170 feet to an alley.

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 24 day of March, 2023.

Holly A. Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24 day of **March, 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

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 March 24, 2023.

Affiant Signature

3/24/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of March, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/07/2026