This instrument prepared by:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 990716 AFFIDAVIT
04/11/2023 02:35:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230411-0026597

After Recording Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

AFFIDAVIT OF SCRIVENER'S ERROR

Come now BENJAMIN SEAMON, who, having first been duly sworn according to law, depose and say:

1. That I am an attorney at law licensed to practice in the Courts of the State of Tennessee, maintaining a law office and title company in Brentwood, Williamson County, Tennessee;

2. That on or about the 29th day of May, 2020, my office, under my direction, witnessed the execution of a Warranty Deed in which Paula S. Anderson and Paul A. Anderson conveyed a certain parcel of land in Davidson County, Tennessee to Lauren McLaughlin, which deed is of record in Instrument No.20200602-0056523, Register's Office for said County;

3. In the legal description the Master Deed was incorrectly shown as recorded in Book 560, Page 159 and it should reference Book 5200, Page 159, the legal description should read:

   Land in Davidson County, Tennessee, being Unit No. M-7 of Canterbury Hall Condominiums, A Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Master Deed of record in Book 5440, Page 255, as amended in Book 5441, Page 819, and the Plat of record in Book 5200, Page 159, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said apartments appurtenant undivided interest in the general and limited common elements of the condominium

Further affiants say not.

Executed this 11th day of April, 2023 for the purposes herein stated.

Benjamin Seamon

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, BENJAMIN SEAMON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of April, 2023.

My Commission expires:
9-6-26

NOTARY PUBLIC

[SEAL]

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4-11-23.

Affiant Signature

4-11-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY