Karen Johnson Davidson County
Batch# 990943 AFFIDAVIT
04/12/2023 01:46:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230412-0026901

SCRIVENER'S AFFIDAVIT AND CERTIFICATE OF CORRECTION

THIS INSTRUMENT PREPARED BY
CLOSED Title
278 Franklin Road, Suite 160, Brentwood, TN 37027
File # 2022-4200

From: J. Carlton Drumwright
To: Register's Office for Davidson County, Tennessee
Re: A Warranty Deed appearing in Instrument No. 20221221-0131845

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned J. Carlton Drumwright, declares that he is now and was the scrivener of the herein described Warranty Deed executed by Tennessee Avenue Development, LLC (the "Grantor") in favor of Joseph O. Siso Albornoz (the "Grantee") (hereinafter, the "Instrument") which appears of record in Instrument No. 20221221-0131845, Register's Office for Davidson County, Tennessee; and,

WHEREAS, through inadvertence, mistake, and scrivener's error, the Instrument contained the following error:

The legal description contained a clerical error.

The correction should read as follows:

The Instrument shall be amended by replacing the legal description with the following:

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of 3413 Old Anderson Rd, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20180504-0042877, amended in Instrument No. 20180510-0044954, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

NOW, THEREFORE, in order to correct said Instrument, I, J. Carlton Drumwright, do hereby affirm, certify, and confirm that the correction of this scrivener's error is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument contained herein.

FURTHER AFFIANT SAYS NOT

WITNESS my hand on this 11th day of April, 2023.

J. Carlton Drumwright, Scrivener

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, J. Carlton Drumwright, the Scrivener(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of April, 2023.

Notary Public Cheryl D. Bolander

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 11, 2023.

J. Carlton Drumwright

April 11, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 11, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY