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

Karen Johnson Davidson County
Batch# 1015028 AFFIDAVIT
06/14/2023 01:56:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230614-0045425

AFFIDAVIT OF SCRIVENER'S ERROR

Come now JOHN C. ELROD, 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 6th day of June, 2023, a quitclaim deed was executed under the direction of my office in which Progressive Development, LLC, a Tennessee Limited Liability Company, conveyed certain parcels of land in Davidson County, Tennessee, to Midtown Realty, LLC, a Tennessee Limited Liability Company, which deed is of record in Instrument No. 20230607-0043137, Register's Office for said County;

3. That the legal description on the Quitclaim Deed is incorrect and should read:

   Land in Davidson County, Tennessee, being Unit Nos. A & B, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 1414 Riverside Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190409-0032307, as amended in Instrument No. 20220216-0018222 and Instrument No. 202204040038850, and being shown on Plat attached thereto as Exhibit "A", Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

   Being a portion of the same property conveyed to Progressive Development, LLC, a Tennessee Limited Liability Company, from Harrington Tomes, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated February 7, 2022, of record in Instrument No. 20220216-0018223, Register's Office for Davidson County, Tennessee.

Further affiants say not.

Executed this 14th day of June, 2023 for the purposes herein stated.

John C. Elrod

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, JOHN C. ELROD, 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 14th day of June, 2023.

My Commission expires:
9-7-26

NOTARY PUBLIC

[SEAL]

BENJAMIN SEAMON
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 6-14-23.

Affiant Signature

6-14-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY