Karen Johnson Davidson County
Batch# 1016759 AFFIDAVIT
06/20/2023 02:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230620-0046825

THIS INSTRUMENT PREPARED BY AND RETURN TO:
MHPS Title & Escrow, LLC
2122 21st Avenue South
Nashville, TN 37212

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Comes now John R. Wilks, who is over eighteen (18) years of age and whose address is 2122 21st Avenue South, Nashville, TN 37212, and who states as follows:

1. On the 4th of November, 2021, the Quitclaim Deed recorded as Instrument Number 20211110-0150252, in the Register's Office of Davidson County, Tennessee (the "Quitclaim Deed"), which Quitclaim Deed was executed by Alan Maher and Susanna Maher, husband and wife, as Grantors, and Alan Maher, on behalf of 6A Fern Avenue, LLC, a Tennessee limited liability company, as agent for Grantee, for the purpose of memorializing the real property conveyance of 6A Fern Avenue, Nashville, TN 37207.

2. The Grantee listed in the Quitclaim Deed is "6A Fern, LLC, a Tennessee limited liability company." This is a scrivener's error and was made unintentionally.

3. The proper Grantee is "6A Fern Avenue LLC, a Tennessee limited liability company."

4. The proper address for the property subject to the Quitclaim Deed remains 6A Fern Avenue, Nashville, TN 37207. This affidavit is made of my personal knowledge for the purpose of correcting the error above described.

Effective as of June 20, 2023.

Affiant

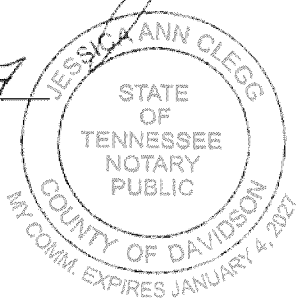
OATH AND ACKNOWLEDGEMENT

On this the ~~15th~~ 20th day of June, 2023, before me, a Notary Public, duly commissioned and qualified, personally appeared John R. Wilks, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing affidavit and who acknowledged that he executed the same as his free act and deed. He also made oath that he has read the foregoing affidavit and that the things and matters contained therein are true. The Affiant did further acknowledge that he executed the within described document for the purpose of correcting the scrivener's error therein described.

In WITNESS THEREOF; I have here unto set my hand and Notarial Seal on this 20th day of June, 2023.

Notary Public

My Commission Expires: 01-04-27



Certificate of Authenticity

I, Jackson Bond, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024