THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1057737 AFFIDAVIT
10/04/2023 01:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231004-0078158

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)

GRANTOR: Eloise G. Belote, also known as Eloise Robertson Belote, unmarried

GRANTEE: Garwill LLC, a Tennessee limited liability company and Jonathan Gantt Neill, as tenants in common

PROPERTY DESCRIPTION: Land in Davidson County, Tennessee, being all of Lot No. 216, Section 10, Hillwood Estates, according to survey and plat of same appearing of record in Book 2331, pages 95 and 96, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to James R. Belote and wife, Eloise G. Belote by Warranty Deed from Commerce Union Bank, dated February 7, 1974, recorded February 19, 1974, of record in Book 4789, page 459, Register's Office for Davidson County, Tennessee. The said James R. Belote having since died on June 7, 2012 leaving Eloise G. Belote as surviving tenant by the entirety.

ADDRESS: 732 Greeley Drive, Nashville, TN 37205

The undersigned, Ashley Pospiech, states that she is employed by Midtown Title LLC, and makes oath that the following statements are true to the best of his knowledge, information and belief:

1. I recorded a Warranty Deed which conveyed the above-described property from Eloise G. Belote, also known as Eloise Robertson Belote, unmarried ("Grantor") to Garwill LLC, a Tennessee limited liability company and Jonathan Gantt Neill, as tenants in common ("Grantee"). The said Warranty Deed was executed by the Grantor and delivered to the Grantee on January 31, 2022, and then recorded on February 3, 2022, in Instrument No. 20220203-0012874, Register's Office for Davidson County, Tennessee.
2. It has come to my attention that the said Warranty Deed contains a typographical error in that it purports to convey the above-described property to Garwill LLC, a Tennessee limited liability company rather than GardWill LLC, a Tennessee limited liability company. The reference to Garwill LLC is an error as the correct vesting should be

GardWill LLC, a Tennessee limited liability company and Jonathan Gantt Neill, as tenants in common

3. The purpose of this Affidavit is to permanently correct the typographical error in the said Warranty Deed to reflect that the Grantor intended to convey the above-described property to GardWill LLC, a Tennessee limited liability company and Jonathan Gantt Neill, as tenants in common

4. All other matters contained in said Warranty Deed remain the same.

5. Further Affiant sayeth naught.

WITNESS MY HAND on this 4th day of October, 2023.

Ashley Pospiech

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ashley Pospiech, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes there in contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of October, 2023.

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

Notary Public
My Commission Expires: 5-7-2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 10-4-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10-4-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th **day of** October **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

