Karen Johnson Davidson County
Batch# 1079110 AFFIDAVIT
12/06/2023 03:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231206-0094432

THIS INSTRUMENT WAS PREPARED BY:
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THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED

PROPERTY ADDRESS	ADDRESS OF OWNER	MAP & PARCEL NUMBERS
1716 Eighth Avenue South Nashville, Tennessee 37203	1007 Southside Court Nashville, Tennessee 37203	105100N00600CO

AFFIDAVIT OF SCRIVENER'S ERROR

Instrument No: 20231127-0091581

This document is intended to serve as the Attorney's Affidavit of Scrivener's Error pursuant to the terms of Tennessee Code Annotated § 66-24-101. The undersigned, Seth N. Cline, an attorney licensed to practice law in the State of Tennessee, having personal knowledge of the facts stated herein, under oath depose and say as follows:

1. **WHEREAS,** Collins Legal, PLC, drafted a Quitclaim Deed pursuant to the transfer of real property more commonly known as 1716 Eighth Avenue South, Nashville, Davidson County, Tennessee 37203, and of record as Instrument No. 20231127-0091581, Register of Deeds Office for Davidson County, Tennessee (The "Deed");
2. **WHEREAS,** said Deed contains a typographical errors in four (4) places on the first (1st) page – one (1) in the "ADDRESS NEW OWNER AS" section; two (2) in the Preamble; and, one (1) in the last line of the Property Description.
3. **THEREFORE,** in order to correct said error in the "ADDRESS NEW OWNER AS" section on Page One (1) of the Deed, said "ADDRESS NEW OWNER AS" section should read as follows:

1716 8th Ave S LLC

4. **THEREFORE**, in order to correct said errors in the Preamble on Page One (1) of the Deed, said Preamble should read as follows:

> **FOR AND IN CONSIDERATION** of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 16th day of November, 2023, the undersigned, **ST. JOSEPH PROPERTIES LLC** (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **1716 8th AVE S LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON COUNTY, TENNESSEE**, having an address of **1716 8th AVENUE SOUTH, NASHVILLE, TENNESSEE 37203** and more particularly described as follows:

5. **THEREFORE**, in order to correct said error in the last sentence of the Property Description on Page One (1) of the Deed, said last sentence should read as follows:

> This improved property more commonly known as **1716 Eighth Avenue South, Nashville, Tennessee 37203.**

6. **NOW WHEREFORE, UPON THE RECORDATION OF THIS SCRIVERNER'S AFFIDAVIT, THE RECORD HOLDER OF TITLE FOR THE REAL PROPERTY MORE COMMONLY KNOWN AS 1716 EIGHTH AVENUE SOUTH, NASVHILLE, DAVIDSON COUNTY, TENNESSEE 37203 (DAVIDSON COUNTY PARCEL ID: 105100N00600CO) SHALL BE CORRECTED TO REFLECT TITLE TO BE VESTED TO 1716 8TH AVE S LLC.**

Signed under the penalties of perjury this the 6th day of December, 2023.

COLLINS LEGAL, PLC
BY: Seth N. Cline
ITS: Attorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Seth N. Cline**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand and official seal this the 6th day of December, 2023.

Notary Public

Commission Expires:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

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TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth N. Cline, 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 it a true and exact copy of the original document executed and authenticated according to Tennessee law on 12/06/2023 (date of document).

Affiant Signature

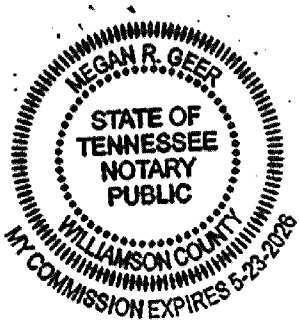
Date: 12/06/2023

State of TENNESSEE)
County of DAVIDSON)

Sworn to and subscribed before me this 6th day of December, 2023.

Notary Public

5/23/2026
My Commission Expires



☐ This document was executed via remote online notarization pursuant to T.C.A § 8-16-301 ***et seq.*** (only applies if checked).

This document was produced in compliance with Tenn. Code Ann. § 64-24-101(d)(1)-(3).
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