This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1079597 AFFIDAVIT
12/07/2023 02:06:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231207-0094662

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Jordan T. Myers**, hereinafter referred to as Affiant, on this 7th day of December, 2023, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. That Affiant is an employee of Rudy Title & Escrow, LLC.

2. That Affiant recorded a **Warranty Deed** dated September 15th, 2023 and recorded September 19th, 2023 in **Instrument No. 20230919-0073377, Register's Office for Davidson County, Tennessee** by and between **Julia Harrison Peters, married and Katherine Harrison Bell, married and Katherine Harrison Bell, as Personal Representative of the Estate of Jann Murray Harrison,** as grantor, and **Kendra Faucett and Joshua Faucett, wife and husband** as grantee.

3. Said **Warranty Deed** was recorded with a typographical error as it pertains to the Master Deed amendment book and page referenced in the legal description. The correct legal description should read as follows:

   Land situated in Davidson County, Tennessee:

   Being Unit No 22, on the Plan of Phase I Coronada Town Home Comdominiums of record in Plat Book 4860, Page 26, (erroneously referred to as Plat Book 4850, page 26) Register's Office of Davidson County', Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Coronada, a Condominium, a horizontal property regime established by Master Deed of record in Book 490 1, page 679, amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675 and Book 5869, page 269, said Register's Office.

4. That Affiant makes this affidavit for the purpose of correcting said typographical error.

5. This Affidavit is made to correct any defect in title by reason of the aforesaid defective instruments by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

Jordan T. Myers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jordan T. Myers, the within named Affiant, 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 7th day of December, 2023.

Notary Public
My Commission Expires: 11-3-2025

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

I, Jordan T. Myers, 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 12/7/2023 (date of document).

Affiant Signature

Date 12/7/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

