Karen Johnson Davidson County
Batch# 1093173 AFFIDAVIT
01/24/2024 08:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240124-0004525

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Brian Mitchell** hereinafter referred to as Affiant, on this the 23rd day of January, 2024, 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 prepared a Warranty Deed dated May 20, 2021 and recorded May 27, 2021 in **Instrument Number 20210527-0072022, in the Register's Office for Davidson County, Tennessee** between **Joseph K. Croni, Jr. and Stacey C. Cronin Co-Trustee of the Joseph and Stacey Cronin Revocable Trust dated the 24th of June 2004, (Grantors),** and **Gregco, LLC, a Tennessee limited liability company, (Grantee)** in regards to the property described as follows:

A certain Condominium located in Davidson County, Tennessee, being Unit No. 1415 of Viridian, a Condominium, A Condominium Development established pursuant to the provisions of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201 et seq of the Tennessee Code Annotated, under the Master Deed of record in Instrument No. 20061004-0122833, Addendum to Master Deed of record in Instrument No. 20061004-0122834, First Amendment to Master Deed of record in Instrument No. 20070711-0082578; Second Amendment of record in Instrument No. 20100616-0046702; Third Amendment of record in Instrument No. 20111006-0077592; Fourth Amendment of record in Instrument No. 20120802-0068536; Fifth Amendment of record in Instrument No. 20140128-0007721; Sixth Amendment of record in Instrument No. 20171002-0100849; Seventh Amendment of record in Instrument No. 20180510-0045059; Eighth Amendment of record in Instrument No. 20191211-0127973; Ninth Amendment of record in Instrument No. 20210224-0022602; Tenth Amendment of record in Instrument No. 20210316-0034923; Eleventh Amendment of record in Instrument No. 20210504-0059486, and any further amendments thereto, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of description, together with an interest in and to any applicable limited and common elements of the Condominium.

3. That the above-mentioned Warranty Deed was recorded with an error of Grantor's name(s).

4. That the Grantor should have read **Joseph K. Cronin, Jr. and Stacey C. Cronin Co-Trustees of the Joseph and Stacey Cronin Revocable Trust dated the 24th of June 2004.**

5. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Brian Mitchell

Affiant

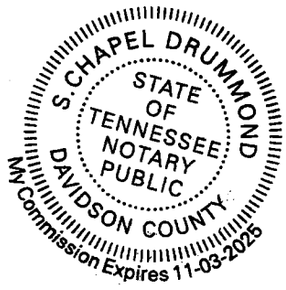
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Brian Mitchell**, 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 23rd day of January, 2024.

NOTARY PUBLIC

My Commission Expires: 11-3-25



I, Brian Mitchell, 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 January 23, 2024 (date of document).

Brian Mitchell

Affiant Signature

Date January 23, 2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

