Prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214
615-889-8306

Karen Johnson Davidson County
Batch# 1093190 AFFIDAVIT
01/24/2024 08:49:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240124-0004544

AFFIDAVIT OF SCRIVENER'S ERROR

in

Warranty Deed

STATE OF Tennessee
COUNTY OF Davidson

Comes now, Holly Mason, a principal, or employee, of Providence Title, LLC, and avers as follows:

1) That the document containing the error is the Deed of Trust of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20220622-0071165.
2) That the Grantor(s) in said document was Barbara Renee Goodner, Timothy Lynn Taylor, and James Arthur Taylor, Jr.
3) That the Grantee(s) in said document was 2J General Partnership.
4) That the date of execution of said document was May 31, 2022.

The real property affected by the said document is municipally known as 1724 Nassau St. located in the city/town of Nashville, Davidson County, Tennessee and is more particularly described to wit:

BEING Lot No. 64 in D. T. McGavock's Homestead Addition to Nashville, a Plan of which is of record in Book 57, Page 9,m Register's Office for Davidson County, Tennessee.
SAID Lot No 64 fronts 50 feet on the easterly side of Nassau Street and runs back between parallel lines with the southerly margin of Buchanan Street, 160 feet to an alley.

5) That due to scrivener's error or oversight, said document was recorded with the following error: The Warranty Deed was incorrectly dated May 31, 2022.
6) That the above mentioned error is corrected to read as follows, instead: The date of the Warranty Deed is June 13, 2022.
7) That this affidavit is made of the undersigned's own personal and factual knowledge and is intended to correct the above-described error.

EXECUTED on the 18 day of January, 2024.

Holly Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18 day of **January, 2024**, before me, the undersigned officer, personally appeared **Holly Mason** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires 05-[illegible]-2024
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 18, 2024.

Affiant Signature

1/18/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of January, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/6/2026