Karen Johnson
Batch # 1108454
03/07/2024 10:05:17 AM
Fees: $12.00 Taxes: $0.00

Davidson County
AFFIDAVIT
1 pg

20240307-0015847

**THIS INSTRUMENT PREPARED BY/RETURN TO:**
**Bankers Title & Escrow Corporation**
**3310 West End Avenue #540**
**Nashville, TN 37203**

# Scrivener's Affidavit

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

(Reference to Warranty Ded of record in Instrument No. 20240220-0011252
Register's Office for Davidson County, Tennessee.)

I, Hillary Monroe Smith, Attorney at Bankers Title & Escrow Corporation, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. That Bankers Title & Escrow Corporation prepared and sent for recording a Warranty Deed executed by Todd Fishbein, CEO of Red Seal Development Corp., an Illinois Corporation, for RSD 44th Avenue, LLC, a Tennessee limited liability company, as Grantor, to Claire Sherman, unmarried woman, as Grantee, of record in Instrument No. 20240220-00112582, Register's Office for Davidson County, Tennessee (hereinafter the "Warranty Deed").

2. Through inadvertence and due to Scrivener's Error, the consideration amount was incorrect. The consideration amount, as recorded, showed $512, 529.00. However, the consideration amount should have been, and is, $512,545.00.

This is IMPROVED property known as: 1011 44th Avenue North, #11, Nashville, TN 37209.

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

**FURTHER,** Affiant saith not.

Hillary Monroe Smith, Attorney
Bankers Title & Escrow Corporation

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hillary Monroe Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Attorney of Bankers Title & Escrow Corporation, and that as such she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 6 day of March, 2024.

Tracey Perry
NOTARY PUBLIC

My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to or subscribed before me this 6 day of March, 2024.

Tracey Perry
NOTARY PUBLIC

My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON