Karen Johnson Davidson County
Batch# 1127594 AFFIDAVIT
04/25/2024 03:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240425-0030117

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)

GRANTOR: 1212 TAGGARTWOOD RE, LLC

GRANTEE: 1212 Taggartwood Dr Real Estate Trust dated March 20, 2024

PROPERTY DESCRIPTION: Land in Davidson County, Tennessee, being all of Lot No. 21, Taggartwood, according to survey and plat of same appearing of record in Book 4175, page 60, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to 1212 Taggartwood Dr RE, LLC, a California limited liability company by Warranty Deed from Gary C. Chierico, unmarried, dated February 14, 2023, recorded March 8, 2023, of record in Instrument No. 20230308-0016738, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Gary C. Chierico, an unmarried man by Warranty Deed from Timothy Mehta Rankin and Kanika Mehta Rankin, husband and wife, dated September 20, 2019, recorded October 2, 2019, of record in Instrument No. 20191002-0100392, said Register's Office.

ADDRESS: 1212 Taggartwood Road, Brentwood, TN 37027

The undersigned, Danielle Jones, states that she is employed by Midtown Title LLC, and makes oath that the following statements are true to the best of his knowledge, information and belief:

1. I prepared a Warranty Deed which conveyed the above-described property from 1212 TAGGARTWOOD RE LLC, a California limited liability company ("Grantor") to 1212 Taggartwood Dr Real Estate Trust dated March 20, 2024 ("Grantee"). The said Warranty Deed was executed by the Grantor and delivered to the Grantee on March 29, 2024, and then recorded on April 2, 2024, in Instrument No. 20240402-0022706, Register's Office for Davidson County, Tennessee.

2. It has come to my attention that the said Warranty Deed contains a typographical error in that it purports to convey the above-described property from 1212 TAGGARTWOOD RE LLC rather than 1212 TAGGARTWOOD DR RE LLC.

The reference to 1212 TAGGARTWOOD RE LLC is an error as the correct Grantor should be 1212 TAGGARTWOOD DR RE LLC, a California limited liability company.

3. The purpose of this Affidavit is to permanently correct the typographical error in the said Warranty Deed to reflect that the Grantor in all parts of the Warranty Deed as 1212 TAGGARTWOOD DR RE LLC, a California limited liability company.

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

5. Further Affiant sayeth naught.

WITNESS MY HAND on this 25th day of April, 2024.

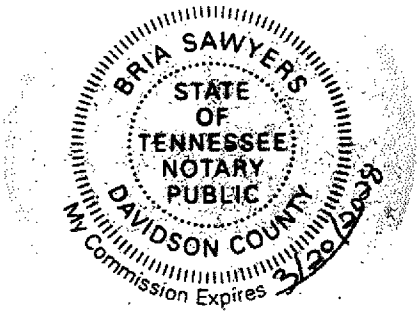
Danielle Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Danielle Jones, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes there in contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of April, 2024.

Notary Public
My Commission Expires: 3/20/2028



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 4/25/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 4/25/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th **day of** April, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

