Karen Johnson Davidson County
Batch# 1146085 AFFIDAVIT
06/11/2024 03:13:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240611-0043795

This Instrument Prepared By and Please 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, **Adam H. Jefferson,** hereinafter referred to as Affiant, on this the 11th day of June, 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 employed by Rudy Title & Escrow, LLC, which is located at 2012 21st Ave S, Nashville, TN, 37212.

2. That on May 31st, 2007, Rudy Title & Escrow, LLC was involved in a real estate closing for certain real property commonly known as **806 18th Avenue, Unit 203, Nashville, TN, 37203**, with said property being more fully described as follows:

   Land in Davidson County, Tennessee, being Unit 203 and one parking space, University House Condominium, as established under Master Deed of record in Instrument No. 20070418-0046460, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

3. That as part of said closing, the Warranty Deed was recorded, in Instrument No. **20070604-0065978**, in the Register's Office for Davidson County, Tennessee, with a clerical error in the name of Grantee/New Owner, with the correct Grantee/New Owner being listed as follows:

L.G.P. General Partnership

5. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties, and with the intended effect that the foregoing correction for **806 18th Avenue, Unit 203, Nashville, TN, 37203** be deemed to have been included in the original Warranty Deed, as intended by the parties.

FURTHER, the Affiant sayeth not.

Adam H. Jefferson, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Adam H. Jefferson**, 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 11th day of June, 2024.

NOTARY PUBLIC

My Commission Expires: _____

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

I, Adam H. Jefferson, 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 June 11, 2024 (date of document).

Affiant Signature

Date 6-11-2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

