Karen Johnson Davidson County
Batch# 1146378 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20240612-0044039

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 12, 2024.

Affiant

Date: June 12, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 12th day of June, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Stewart Title Company
216 Centerview Dr., #360
Brentwood, Tennessee 37027

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Comes now John M. Wells, who is over eighteen (18) years of age and whose address is 216 Centerview Dr., Suite 360, Brentwood, TN 37027, and would state as follows:

On the 29th day of March, 2024, I prepared the Warranty Deed, ("Deed"), executed Milad Farhangi and Arezou Alamdari, husband and wife, to Dylan Moore and Christina Moore, husband and wife, recorded as Instrument No. 20240403-0023592, Register's Office for Davidson County, Tennessee.

The legal description that appears of record in the Warranty Deed contains a scrivener's error. This error was unintentional. The correct legal description which should appear in the Warranty Deed is:

Land in Davidson County, Tennessee, being Unit No. 210. Building No. 17, on the Plan of 4th Revised Site Plan, Phase 3, Hickory Valley Condominiums, of record in Plat Book 5200, Page 131, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of the land of 4th Revised Site Plan, Phase 3, Hickory Valley Condominiums, a horizontal property regime established by Master Deed of record in Book 4918, page 116, as amended of record in Book 4958, Page 346, Book 5001, Page 394 and Book 8797, Page 918, Register's Office.

This Affidavit is made of my personal knowledge to correct the error above described.

EXECUTED this 12th day of June, 2024.

John M. Wells, Affiant

OATH AND ACKNOWLEDGMENT

On this the 12th day of June, 2024, before me, a Notary Public, duly commissioned and qualified, personally appeared John M. Wells, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who executed the foregoing **Scrivener's Affidavit** and who acknowledged that he executed the same as his free act and deed. He also made oath that he has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that he executed the within described document for the purpose of correcting the scrivener's error herein described.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

Notary Public

My Commission expires: 1/6/2025

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY