Karen Johnson Davidson County
Batch# 1151051 AFFIDAVIT
06/26/2024 11:13:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240626-0047838

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **DANA DELWORTH** hereinafter referred to as Affiant, on this the 25th 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/her knowledge, information and belief:

1. That Affiant is an employee for Rudy Title and Escrow, LLC.

2. Rudy Title and Escrow, LLC assisted in the recordation of a Warranty Deed of record in **Instrument No. 20210310-0031261, Register's Office for Davidson County, Tennessee**, by and between **PAUL BUCHANAN** (Grantor) and **CHRISTINA DILLON** (Grantee).

3. That the legal description in said Warranty Deed was recorded with an inadvertent typographical error.

4. That the correct legal description is as follows:

   Land in Davidson County Tennessee Being Unit 5 as Shown on the Plan Attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, a Horizontal Property Regime With Private Elements Which Is a Planned Unit Development, as Shown of Record in Instrument No.20141120-0107174, as Amended by First Amendment to Declaration Covenants, Conditions and Restrictions for Treaty Oaks Cottages, of Record as Instrument No. 20150113-0003651, Register's Office for Davidson County, Tennessee, and Further Amended by Second Amendment to Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, of Record in Instrument No. 20150814-0081914, Register's Office for Davidson County, Tennessee, to Which Reference Is Hereby Made for a More Particular Description of Said Property.

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.

FURTHER, the Affiant sayeth not.

Dana Delworth
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, DANA DELWORTH, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25TH day of June, 2024.

Patricia J Parsons
NOTARY PUBLIC

My Commission Expires: 8-20-2024

PATRICIA J PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, **JOHN GLEAVES** do hereby make oath that I am 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 6/25/24.

Affiant Signature

06/25/2024
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 25TH day of JUNE, 2024.

Notary's Signature

My Commission Expires: 5/8/28
Date

Notary's Seal (if on paper)

