This Instrument Prepared By and Return To:
Nemer LLP (JRN)
800 19th Avenue South, Second Floor
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1151518 AFFIDAVIT
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SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Jacob R. Nemer**, hereinafter referred to as Affiant, on this the 26th 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 prepared a Quitclaim Deed of record in **Instrument Number 20220228-0022275**, Register's Office for Davidson County, Tennessee, by and between **Sarah K. Purcell (being the same person as Sarah K. Wells)** (Grantor) and **Quinn S. Wells** (Grantee).

2. That the legal description in said Quitclaim Deed was recorded with a typographical error in that the reference to the unit number was incorrect.

3. That the correct and complete legal description should read:

   Being Unit No. 215 in the Glen Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by a master deed of the Glen Condominiums, of record in Instrument No. 20070904-0105726, Amended Instrument Nos. 20080805-0080551, 20081029-0108159, 20081112-0111695, and 20081124-0115172, and Instrument of Correction and Amendment of Record in Instrument No. 20090224-0016363, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said master deed. Reference is hereby made to the plan of the Glen Echo Hall Condominiums as set on Exhibit "B" to the master deed of record in Instrument No. 20070904-0105726, said Register's Office, for a more complete identification and description of such unit.

   Being the same property conveyed to Quinn S. Wells and Sarah K. Purcell, husband and wife, by Warranty Deed from The Nashville Glen, LLC, a Tennessee limited liability company of record in Instrument No. 20090629-0060017 Register's Office for Davidson County, Tennessee, dated June 25, 2009 and recorded on June 29, 2009.

   Being also known as 1706 18th Avenue South, Unit 115, Nashville, TN 37212

4. 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 naught.

Jacob R. Nemer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jacob Nemer**, the within named, 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 26th day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 5-8-2028



Certificate of Authenticity

I, **Ryan Lux**, 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 **6/26/24**.

Date

Affiant Signature

6/26/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26** day of **June**, 2024.

Notary's Signature

My Commission Expires: 4/26/25

Date

Notary's Seal (if on paper)

