Karen Johnson
Batch # 1152902
07/01/2024 09:28:06 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
1 pg
20240701-0049161

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

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Lauren Reynolds, hereinafter referred to as Affiant, on this the 29th day of September, 2023, 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 Warranty Deed recorded October 23, 2023 in **Instrument No. 20231023-0082818** in the Register's Office for Davidson County, Tennessee between **Lear Development, LLC and Emad Yousef** in regards to the property located 1309 B Jackson Street, Nashville, Tennessee 37208.

2. That the above-mentioned Warranty Deed was recorded with clerical or typographical errors in the legal description.

3. The Legal Description referenced in Instrument No.: 20231023-0082818 does not reference the correct unit.

4. The correct Legal Description should read as follows:
"Land in Davidson County, Tennessee, being Unit No. 2 1309B on the Plan of 1309B Jackson Street, a Horizontal Property Regime with Private Elements of record in Exhibit "A" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230717-0054688, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property."

5. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Lauren Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, Logan Bell a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, Lauren Reynolds , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal this the 25 day of June, 2024.

Notary Public

My Commission Expires: 6-8-27

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM