Karen Johnson
Batch # 1162800
07/26/2024 11:01:42 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
1 pg
20240726-0056631

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, Brittany Sensabaugh, hereinafter referred to as Affiant, on this the 25th day of July, 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 Warranty Deed recorded February 6, 2024 in **Instrument No. 20240206-0008258** in the Register's Office for Davidson County, Tennessee between **Lance Taylor Garrison, a single man** and **Nashville Homes, LLC, a Tennessee limited liability company** in regards to the property located at 1808 Ashton Ave, Nashville, Tennessee 37218.

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

3. That the correct legal description is Land in Davidson County, Tennessee, being Unit A on the Plan attached to the Declaration of Covenants Conditions and Restrictions for 1808 Ashton Avenue, a Townhouse Planned Unit Development, of record in Instrument No. 20220721-0083771, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

4. 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 saveth not.

Brittany Sensabaugh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, Brittany Sensabaugh , 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 25th day of July, 2024.

Notary Public

My Commission Expires: 5/8/28

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028