Karen Johnson
Batch # 1186102
09/25/2024 09:41:43 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
1 pg
20240925-0074227

THIS INSTRUMENT PREPARED BY/RETURN TO:
Bankers Title & Escrow Corporation
3310 West End Avenue #540
Nashville, TN 37203

Scrivener's Affidavit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

(Reference to Warranty Ded of record in Instrument No. 20240404-0023827
Register's Office for Davidson County, Tennessee.)

I, Hillary Monroe Smith, Attorney at Bankers Title & Escrow Corporation, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. That Bankers Title & Escrow Corporation prepared and sent for recording a Warranty Deed executed by Todd Fishbein, CEO of Red Seal Development Corp., an Illinois Corporation, for RSD Hamilton Avenue, LLC, a Tennessee limited liability company, as Grantor, to Bruce Edwin Lynn, Jr., a single man, as Grantee, of record in Instrument No. 20240404-0023827, Register's Office for Davidson County, Tennessee (hereinafter the "Warranty Deed").

2. Through inadvertence and due to Scrivener's Error, the legal description contained in the Warranty Deed identified the property conveyed therein as "Unit 301." However, the legal description in the Warranty Deed should have identified the property being conveyed as "Unit 3A.

3. The entirety of the correct legal description that should have been used in the Warranty Deed is as follows: "A certain condominium Unit located in Davidson County, Tennessee, being Unit No. 3A, together with the appurtenant interest in the common elements of Fusion Condominiums established by The Declaration of Fusion Condominiums of record as Instrument No. 20200313-0028239, and amended as Instrument Nos. 20210712-0093423 (First Amendment), and 20240124-0004836, Register's Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "B" attached to the aforementioned First Amendment of said Declaration."

This is IMPROVED property known as: 682 Hamilton Avenue #301, Nashville, TN 37203.

All other matters contained in the Warranty Deed remain the same.

FURTHER, Affiant saith not.

Hillary Monroe Smith, Attorney
Bankers Title & Escrow Corporation

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hillary Monroe Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Attorney of Bankers Title & Escrow Corporation, and that as such she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 24 day of September, 2024.

NOTARY PUBLIC

My Commission Expires: 10/4/27

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to or subscribed before me this 24 day of September, 2024.

NOTARY PUBLIC

My Commission Expires: 10/4/27

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

HS