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

Karen Johnson Davidson County
Batch# 1205536 AFFIDAVIT
11/15/2024 09:21:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241115-0089064

Maximum Principal Indebtedness for Tennessee tax recording purposes is $0.00.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Adam H. Jefferson**, hereinafter referred to as Affiant, on this the 14th day of November, 2024, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information, and belief:

1. That a Warranty Deed was executed on February 20th, 2024 and recorded on February 22nd, 2024 in **Instrument No. 20240222-0012126, in the Register's Office for Davidson County, Tennessee** for the property commonly known as **530 Snyder Avenue, Nashville, TN, 37209,** conveying certain real property described therein.

2. That the above-mentioned Warranty Deed was recorded with a typographical error in the legal description, which should have been listed as follows:

   Land in Davidson County, Tennessee, being all of Unit A, of the Snyder Avenue Condominiums, a Horizontal Property Regime, as shown in the Declaration establishing a Planned Unit Development for Snyder Avenue, as shown by plat appearing of record in Instrument No. 20020619-0074141, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

3. 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, and with the intended effect that the foregoing corrected legal description for **530 Snyder Avenue, Nashville, TN, 37209** be deemed to have been included in the original Warranty Deed, as intended by the parties.

FURTHER, the Affiant sayeth not.

Adam H. Jefferson, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Adam H. Jefferson**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of November, 2024.

NOTARY PUBLIC

My Commission Expires: 7-7-25

CANDIS A. THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY

I, Adam H. Jefferson, 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 November 14, 2024 (date of document).

Affiant Signature

Date 11-14-2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25

CANDIS A. THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY