THIS INSTRUMENT PREPARED BY:
Elisabeth Connor, Operations Manager
REGAL TITLE
316 W Main Street
Murfreesboro, Tennessee 37130
Telephone (615) 203-3217

Karen Johnson Davidson County
Batch# 1231016 AFFIDAVIT
01/28/2025 12:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250128-0006462

AFFIDAVIT OF SCRIVENER'S ERROR

I, ELISABETH CONNOR, being first duly sworn, do hereby testify, state, affirm, and swear as follows:

1. I am over eighteen (18) years of age, of sound mind and have personal knowledge of the following statements.

2. This Affidavit is executed to correct that certain Quitclaim Deed dated May 25, 2023, by and between Shawneaqua Edwards, unmarried woman, as grantor, and GLSE Property Group Investments, LLC, a Tennessee limited liability company, as grantee, of record in Instrument No. 20230601-0041200, in the Register's Office for Davidson County, Tennessee ("Quitclaim Deed").

3. I prepared said Quitclaim Deed, and through inadvertence and due to scrivener's error, the legal description is incorrect, to-wit, the lot number is incorrect.

4. The legal description shall be replaced in its entirety with the legal description on the Exhibit A attached hereto.

FURTHER AFFIANT SAITH NOT.

ELISABETH CONNOR

STATE OF TENNESSEE)

COUNTY OF Rutherford)

Sworn and subscribed to before me, this 24 day of January, 2025.

Notary Public

My Commission Expires: 6-3-26

CHRIS CRESON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 06-03-2026

STATE OF TENNESSEE)

COUNTY OF Rutherford)

Before me, Chris Creson, a Notary Public of said County and State, personally appeared ELISABETH CONNOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, in Murfreesboro, Tennessee, this 24 day of January, 2025.

Notary Public

My Commission Expires:

CHRIS CRESON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 06-03-2026

EXHIBIT A

LAND in Davidson County, Tennessee, being Unit No. D-111 of Caldwell Court Condominiums, as established by a Master Deed of record in Book 6188, Page 744, as amended in Instrument No. 20070509-0055551 and Instrument No. 20071011-0120947, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said units, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Caldwell Court Condominium Apartments of record in Exhibit A-2 of said Master Deed, to which plan reference is made for a more complete description.

BEING the same property conveyed to GLSE Property Group Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed from Shawneaqua Edwards, unmarried woman, dated May 25,2023 and recorded June 1, 2023 in Instrument No. 20230601-0041200, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I Ashley Weber, do herby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the registration herewith and that this electronic document is a true and exact copy of the original executed and authenticated according to law on 1/24/25 (date of document).

Ashley Weber
Affiant Signature

1/28/25
Date

State Tennessee

County of Rutherford

Sworn to and subscribed before me this 28 day of January, 2025

Notary's Signature

My Commission Expires 4-15-28

Notary's Seal

