Karen Johnson Davidson County
Batch# 1231105 AFFIDAVIT
01/28/2025 02:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250128-0006612

This Instrument Prepared By:
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

Comes now, Patricia Nicholls, who is President of Metropolitan Escrow, Inc. and whose address is 217 Pineway Drive - Nashville, TN 37217, and would state as follows:

On the 28th day of January, 2025, I was an employee of Metropolitan Escrow, Inc. One of my duties was to assist in the preparation of various documents, including Deeds, Deeds of Trust, or other similar conveyances of real estate. In connection with my work, I was called upon, from time to time, to prepare and/or review real estate property descriptions.

Recorded in Book 9866, Page 638, in the Register's Office for Davidson, County, Tennessee, is a Deed purporting to describe certain real property that was executed by Chester B. Robson and wife Jana L. Robson, as GRANTOR(S), to Nancy A. Chance and husband Ronald D. Chance, as GRANTEE(S) or Beneficiary. The description, which appears, of record is set forth as follows:

Apartment Unit No. E-43 of Nelly's Bend Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, Page 200, said Register's Office for a more complete identification and description of such Unit.

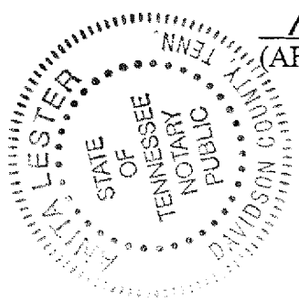
The foregoing description contains a scrivener's error in that the name of the Subdivision should be Neely's Bend. This error was unintentional. The proper legal description which should appear in the instrument recorded in Book 9866, Page 638, is as follows:

Apartment Unit No. E-43 of Neely's Bend Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, Page 200, said Register's Office for a more complete identification and description of such Unit.

This Affidavit is made of my personal knowledge to correct the error above described.

EXECUTED on this 28th day of January, 2025.

(AFFIANT)



STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this 28th day of January, 2025, as being executed by Patricia Nicholls.

My commission expires: 7/7/27

Notary Public

OATH AND ACKNOWLEDGMENT

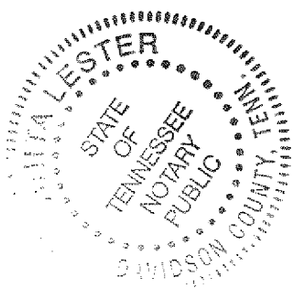
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the within named Patricia Nicholls, of Metropolitan Escrow, Inc., who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of correcting the scrivener's error herein described.

Witness my hand and official seal this 28th day of January, 2025.

My commission expires: 7/7/27

Notary Public



Certification of Recorded Documents

I, Anita Lester, 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 January 28, 2025.

(AFFIANT) – Anita Lester

January 28, 2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me January 28, 2025.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY