THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1300072 AFFIDAVIT
07/21/2025 10:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250721-0057188

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)

GRANTOR: FED Development LLC, a Tennessee limited liability company

GRANTEE: James Sherman and Rebecca Restad Sherman, husband and wife

PROPERTY DESCRIPTION: BEING a certain private element unit situated within Davidson County, Tennessee, and being known as Unit B, together with the appurtenant common elements of Homes at 1917 Scott Avenue, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 1917 Scott Avenue, a horizontal property regime with private elements, of record in Instrument No. 20240226-0012679 and amended in Instrument No. 20241218-0098330, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan of Horizontal Property Regime of 1917 Scott Avenue, attached as exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1917 Scott Avenue provided in said Declaration, together with the By-Laws appended thereto, the aforementioned site plan, the original plat of record in Book 21, page 9, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

ADDRESS: 1919 Scott Ave, Nashville, TN 37206

The undersigned, Ashley Pospiech, states that she is employed by Midtown Title LLC, and makes oath that the following statements are true to the best of his knowledge, information and belief:

1. I prepared a Warranty Deed which conveyed the above-described property from FED Development LLC, a Tennessee limited liability company ("Grantor") James Sherman and Rebecca Restad Sherman, husband and wife (Grantee"). The said Warranty Deed was executed by the Grantor and delivered to the Grantee on December 23, 2024, and then recorded on December 30, 2024, in Instrument No. 20241230-0100893, Register's Office for Davidson County, Tennessee.

2. It has come to my attention that the said Warranty Deed contains a typographical error in that the name of the New Owner, in the Address of New Owner, is shown as James Sherma rather than James Sherman. The reference to James Sherma is an error as the correct name of the New Owner should be James Sherman.

3. The purpose of this Affidavit is to permanently correct the typographical error in the said Warranty Deed to reflect that the Name of the New Owner in all parts of the Warranty Deed as James Sherman.

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

5. Further Affiant sayeth naught.

WITNESS MY HAND on this 21st day of July, 2025.

Ashley Pospiech

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ashley Pospiech, 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 there in contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of July, 2025.

Notary Public
My Commission Expires: 3/20/2028

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/20/2028

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 07/21/2025.

Affiant Signature

07/21/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 07/21/2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY