Karen Johnson Davidson County
Batch# 1318789 AFFIDAVIT
09/04/2025 03:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250904-0070866

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned officer, in and for said State and County aforesaid, duly authorized to administer oaths, **Catherine Sparkman**, who is known to me (or proved to me on the basis of satisfactory evidence to be), and who, after being duly sworn, deposed and said that:

I am over eighteen (18) years of age and my address is **8046 N. Brother Blvd., Bartlett, TN 38133.**

On May 8, 2020, CloseTrak, LLC prepared and notarized a Warranty Deed subsequently recorded as **Instrument No. 20200518-0051448** in the Register's Office of Davidson County, Tennessee. The Warranty Deed conveyed from **Burkett Homes, Inc., a Tennessee Corporation, as GRANTOR, to Mark Simmons and Desiree Nicole Simmons, husband and wife, as GRANTEE**, the real property municipally known as **1207 Stainback Avenue, Unit "A", Nashville, TN 37207.**

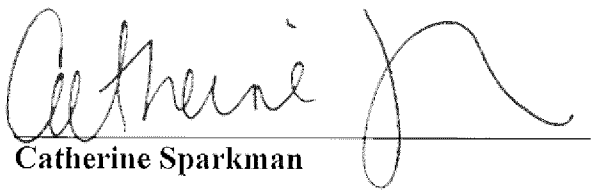
The legal description contained in said Warranty Deed contained a typographical error. This error was unintentional, and the correct legal description should read as follows:

A certain unit located in DAVIDSON County, Tennessee, being known and designated as Unit No. A of Homes at 1207 Stainback, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1207 Stainback, a Horizontal Property Regime, of record in Instrument Number 20190821-0084089, in the Register's office for DAVIDSON County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Burkett Homes, Inc. by Warranty Deed from Martha Carol Swafford, in Instrument No. 20190718-0070205, in the Register's Office of Davidson County, Tennessee, dated July 16, 2019 and recorded on July 18, 2019.

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

Executed this 3rd day of September, 2025.



Catherine Sparkman

OATH AND ACKNOWLEDGMENT

On this 3rd day of September, 2025, before me, a Notary Public, duly commissioned and qualified, in and for the State and County aforesaid, personally appeared **Catherine Sparkman**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who executed the foregoing Scrivener's Affidavit and who acknowledged that (s)he executed the same as his/her free act and deed. (S)He also made oath that (s)he has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that (s)he executed the within described document for the purposes of correcting the scrivener's error herein described.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

My commission expires: _____ Notary Public

LESLIE N. MCKIM
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11-18-2026
COUNTY OF SHELBY

Prepared By & Return To:
CLOSETRAK, LLC
8046 N. BROTHER BLVD. #101
BARTLETT, TN 38133

Certificate of Authenticity

I, Catherine Sparkman, 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 September 3, 2025.

Affiant Signature
9/3/2025

STATE OF TENNESSEE
COUNTY OF SHELBY

Sworn to and subscribed before me this 3rd day of September, 2025.

Notary Public

My commission expires:

LESLIE N. MCKIM
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11-18-2026
COUNTY OF SHELBY