Prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214
615-889-8306
File: 20220609

Karen Johnson Davidson County
Batch# 1336365 AFFIDAVIT
10/21/2025 12:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251021-0083821

AFFIDAVIT OF SCRIVENER'S ERROR

in

Warranty Deed

STATE OF Tennessee
COUNTY OF Davidson

Comes now, Holly Mason, a principal, or employee, of Providence Title, LLC, and avers as follows:

1) That the document containing the error is in the legal description of the Warranty Deed in the Register's Office for Davidson County, Tennessee at Instrument Number 20250911-0072635.

2) That the Grantor(s) in said document was William Hale and wife, Katherine Hale.

3) That the Grantee(s) in said document(s) was Chelsea Fechter and Emilee Friedman Fechter, a married couple.

4) That the date of execution of said document(s) was September 9, 2025.

The real property affected by the said document is municipally known as 113 Scott Ave, Nashville, TN 37206 located in Davidson County, Tennessee and is more particularly described to wit:

Land in Davidson County, Tennessee, being Lot No. 10-A on the Plan of Beaumont Place of record in Plat Book 332, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Also conveyed is that one-half portion of Alley No. 750 abutting said property. Said Alley having been closed, vacated and abandoned by Metropolitan Government of Nashville and Davidson County, Tennessee by Ordinance No. 71-1381, dated April 15, 1971. Any easements for said alley property are still in effect.

5) That due to scrivener's error or oversight document was recorded with the following error in the legal description: the second paragraph was not included.

6) That this Affidavit is made of the undersigned's own personal and factual knowledge and is intended to correct the above-described error.

EXECUTED on the 21 day of October, 2025.

Holly Mason

STATE OF Tennessee
COUNTY OF Davidson

On this the 21 day of **October, 2025**, before me, the undersigned officer, personally appeared **Holly Mason** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 this 21 day of October, 2025.

Affiant Signature

10/21/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of October, 2025

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY