Karen Johnson Davidson County
Batch# 1352952 AFFIDAVIT
12/02/2025 04:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251202-0095611

THIS INSTRUMENT WAS PREPARED BY:
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THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED

PROPERTY ADDRESS	ADDRESS OF OWNER	MAP & PARCEL NUMBERS
2118 Elliot Avenue, Unit 10 Nashville, Tennessee 37204	**4520 Saxton Hollow Road Colorado Springs, Colorado 80908**	**105140001100CO**

AFFIDAVIT OF SCRIVENER'S ERROR
INSTRUMENT NUMBER: 20250919-0074853

This document is intended to serve as the Attorney's Affidavit of Scrivener's Error (the "*Affidavit*") pursuant to the terms of Tennessee Code Annotated § 66-24-101. The undersigned, Seth N. Cline, Esq., an attorney licensed to practice law in the State of Tennessee, having personal knowledge of the facts stated herein, under oath depose and say as follows:

1. **WHEREAS**, Collins Legal, PLC, drafted and electronically recorded a quitclaim deed for the transfer of real property more commonly known as 2118 Elliot Avenue, Unit 10, Nashville, Davidson County, Tennessee 37204 (the "*Property*"), of record with the Davidson County Register of Deed's Office as Instrument Number 20250919-0074853 (the "*Quitclaim Deed*");
2. **WHEREAS**, by inadvertence and mistake, line one (1), paragraph one (1) of the property description therein the Quitclaim Deed (the "*Property Description*") incorrectly states the Property to be "Unit 10";
3. **WHEREAS**, the Davidson County Register of Deed's Office requires the filing of the instant Affidavit in order to proceed with the recordation of the Quitclaim Deed to perfect the non-taxable conveyance of the Property.

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4. **THEREFORE**, in order to correct said error in line one (1), paragraph one (1) of the Property Description, said paragraph one (1) of the Property Description, in its' entirety, should read as follows:

> "Land situated in Davidson County, Tennessee, being Unit 11, as established in Declaration of Covenants, Conditions, and Restrictions for Elliot Avenue Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160516-0048883, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property."

Signed under the penalties of perjury this the 20th day of November, 2025.

COLLINS LEGAL, PLC

BY: Seth N. Cline, Esq.
ITS: Senior Partner / Authorized Signer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Seth N. Cline with who I am personally acquainted, and who upon oath acknowledged himself to be an Attorney of Collins Legal and as such, acknowledged that he is authorized to execute the foregoing instrument for the purposes contained therein.

WITNESS my hand this the 20th day of November, 2025.

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

NOTARY PUBLIC

May 3, 2027
My Commission Expires

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Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 12/01/2025.

Affiant Signature

12/01/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

