Karen Johnson Davidson County
Batch# 1405699 AFFIDAVIT
04/15/2026 09:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260415-0030618

**Date: April 14, 2026**
**Company: Spartan Settlement Services LLC**
**Preparer: Mandy Meshell**
**Address: 5080 Spectrum Dr, Suite 1010W**
**Addison, Texas 75001**

# AFFIDAVIT OF SCRIVENER'S ERROR

Before me, the undersigned authority personally appeared who being duly sworn on oath did say that affiant did cause a certain Special Warranty Deed to be recorded with the Public Records of Davidson County, Tennessee, being one and the same as the Special Warranty Deed described herein, a copy of which is attached hereto and made a part hereof:

A Special Warranty Deed dated February 12, 2026, executed by Music City Holdings, LLC, a Texas limited liability company in favor of Neil J. Ciangi, a married man, recorded March 16, 2026, Document No. 20260316-0020654, Records of Davidson County, Tennessee, encumbering the property described as follows:

**A certain condominium apartment located in Davidson County, Tennessee, described as follows:**

**Unit No. 119 in a Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, page 84, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description, and being part of the land shown on the subdivision plat of Ellington Place Condominiums, of record in Book 6250, page 829, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Samuel E. Thomas, Sr., unmarried by Warranty Deed from Michael Carey and wife, Trudy Carey, dated 11/25/2009 and recorded on 12/07/2009 in Instrument Number 20091207-0111561, in the Register's Office for Davidson County, Tennessee.**

Said property has a Principal address of 119 Ellington Place Nashville, TN 37115
Assessors Parcel No. 051-10-0B-035-00

That the affiant hereby declares that by Scrivener's Error the document date has an error.

That the correct document date is as follows.

**Witness my/our hand this 12th day of February, 2026 but to be effective the 19th day of February, 2026.**

This affidavit is made for the express purpose of providing Public Notice of the Scrivener's Error.

**Made this** 14 **day of April, 2026.**

Aaron Krominga

**STATE OF TEXAS** )
)SS.
COUNTY OF **DALLAS** )

This instrument **was acknowledged before me on** 14th **day of April, 2026 by Aaron** Krominga.

**My commission expires:** 10-15-2029

Brittani Henderson
Notary Public

BRITTANI NOELLE HENDERSON
Notary Public, State of Texas
Comm. Expires 10-15-2029
Notary ID 135536380

## Certificate of Authenticity

I, Jenesia McDougal, 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 4/14/2026.

Date

Affiant Signature

4/14/2026
Date

State of Texas
County of Dallas

Sworn to and subscribed before me this 14 day of April, 2026.

Notary's Signature

My Commission Expires: 10-15-2029
Date

Notary's Seal (if on paper)

BRITTANI NOELLE HENDERSON
Notary Public, State of Texas
Comm. Expires 10-15-2029
Notary ID 135536380