BILL GARRETT, Davidson County
Trans:T20140067490 AFFIDAVIT
Recvd: 09/10/14 14:13 3 pgs
Fees:17.00 Taxes:0.00
20140910-0082993

Record & Return to:

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC.
1704 Charlotte Avenue, Suite 140
Nashville, Tennessee 37203
M14-1318

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

Re: Correction of a Quit Claim Deed dated March 21st, 2012, between and among Frances Jane Harrison Ebderhardt, a widow, to herself as Trustee of the Frances Jane Harrison Eberhardt Revocable Trust, which was filed of record on March 22, 2012 in Instrument No. 20120322-0024580, Register's Office for Davidson County, Tennessee.

The undersigned, John M. McDonald, attorney in the state of Tennessee, makes oath that the following statements are true to the best of his knowledge, information and belief:

That he prepared a Quit Claim Deed to convey the property from Frances Jane Harrison Ebderhardt, a widow, to herself as Trustee of the Frances Jane Harrison Eberhardt Revocable Trust. The said Quit Claim Deed was executed on March 21, 2012, and then recorded on March 22, 2012 in Instrument No. 20120322-0024580, Register's Office for Davidson County, Tennessee.

WHEREAS, through inadvertence and mistake, there are missing calls in the legal description referenced. The legal description erroneously referenced:

A Tract or parcel of land lying in the 7th (formerly the 11th) Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the southern margin of Woodmont Avenue, 650 feet westward from the west margin of Belmont Boulevard, said point being the northwest point of Lot No. 41, running thence southwardly with the west line of Lot No. 41, 155 feet; thence northerly with the east margin of Amanda Street, 155 feet to the south margin of Woodmont Avenue; thence eastwardly with the south margin of Woodmont Avenue, 200 feet to the beginning point.

Being the same property conveyed to Frances Jane Harrison Eberhardt, Trustee of the Frances Jane Harrison Eberhardt Revocable Trust by Quitclaim Deed from Frances Jane Harrison Eberhardt, a widow, dated March 21, 2012, recorded March 22, 2012, of record in Instrument No. 20120322-0024580, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Charles Frederick Eberhardt and wife, Frances Jane Eberhardt by Warranty Deed dated August 12, 1974, recorded August 14, 1974, of record in Book 4843, page 400, said Register's Office. The said Charles Frederick Eberhardt having since died on January 16, 2012, property vesting in Frances Jane Eberhardt as surviving heir in the entirety.

When in fact it should have referenced:

A Tract or parcel of land lying in the 7th (formerly the 11th) Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the southern margin of Woodmont Avenue, 650 feet westward from the west margin of Belmont Boulevard, said point being the northwest point of Lot No. 41, running thence southwardly with the west line of Lot No. 41, 155 feet; *thence at a right angle, westwardly 200 feet to the east margin of Amanda Street*; thence northerly with the east margin of Amanda Street, 155 feet to the south margin of Woodmont Avenue; thence eastwardly with the south margin of Woodmont Avenue, 200 feet to the beginning point.

Also being known as Lot No. 63 on the Plan of Noel's Subdivision of Watkins Grove, not of record.

Being the same property conveyed to Frances Jane Harrison Eberhardt, Trustee of the Frances Jane Harrison Eberhardt Revocable Trust by Quitclaim Deed from Frances Jane Harrison Eberhardt, a widow, dated March 21, 2012, recorded March 22, 2012, of record in Instrument No. 20120322-0024580, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Charles Frederick Eberhardt and wife, Frances Jane Eberhardt by Warranty Deed dated August 12, 1974, recorded August 14, 1974, of record in Book 4843, page 400, said Register's Office. The said Charles Frederick Eberhardt having since died on January 16, 2012, property vesting in Frances Jane Eberhardt as surviving heir in the entirety.

THEREFORE, pursuant to T.C.A. 66-24-101(a) (26), I, John M. McDonald do hereby amend the property description as stated on the aforementioned Quit Claim Deed as follows:

A Tract or parcel of land lying in the 7th (formerly the 11th) Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the southern margin of Woodmont Avenue, 650 feet westward from the west margin of Belmont Boulevard, said point being the northwest point of Lot No. 41, running thence southwardly with the west line of Lot No. 41, 155 feet; thence at a right angle, westwardly 200 feet to the east margin of Amanda Street; thence northerly with the east margin of Amanda Street, 155 feet to the south margin of Woodmont Avenue; thence eastwardly with the south margin of Woodmont Avenue, 200 feet to the beginning point.

Also being known as Lot No. 63 on the Plan of Noel's Subdivision of Watkins Grove, not of record.

Being the same property conveyed to Frances Jane Harrison Eberhardt, Trustee of the Frances Jane Harrison Eberhardt Revocable Trust by Quitclaim Deed from Frances Jane Harrison Eberhardt, a widow, dated March 21, 2012, recorded March 22, 2012, of record in Instrument No. 20120322-0024580, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Charles Frederick Eberhardt and wife, Frances Jane Eberhardt by Warranty Deed dated August 12, 1974, recorded August 14, 1974, of record in Book 4843, page 400, said Register's Office. The said Charles Frederick Eberhardt having since died on January 16, 2012, property vesting in Frances Jane Eberhardt as surviving heir in the entirety.

WITNESS MY HAND on this 4th day of September, 2014.

John M. McDonald, Attorney

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John M. McDonald, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes there in contained.

Witness my hand and official seal at Nashville, Tennessee, this the 4th day of September, 2014.

Notary Public

STEPHENIE C. MYERS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires: January 9, 2016