BILL GARRETT, Davidson County
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This instrument prepared by:
Title Escrow of Brentwood, Inc.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027

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

WHEREAS, I, Peggy D. Mathes, declare that I am now and was at the time hereinafter mentioned, an Attorney and that I acknowledged that I prepared that certain Affidavit of Heirship dated January 20, 2017, executed by **James Lee Mosley,** transferring real property to Dorothy Nan Duncan Smith, Katherine Garrett Duncan Stephens and Peggy Glenn Duncan Mathes, the three only children **of Dorothy Garrett Duncan, deceased,** which was filed of record on January20, 2017, in Instr. No. 20170120-0006564, Register's Office for Davidson County, Tennessee.

WHEREAS, through inadvertence, mistake, and scrivener's error, aforesaid Affidavit of Heirship contained an errors in the legal description of said property.

NOW, THEREFORE, in order to correct said scrivener's error as set out hereinabove, pursuant to T.C.A. 66-24-101 (a) (26), I, Peggy D. Mathes, do hereby amend the aforementioned Affidavit of Heirship to correct the legal description as to:

SEE ATTACHED EXHIBIT "A" FOR CORRECT LEGAL DESCRIPTION.

Witness my hand this the 31st day of March, 2017.

By: Peggy D Mathes
Peggy D. Mathes, Attorney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public in and for the aforesaid State and County, Peggy D. Mathes, Attorney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she, the maker, executed the within instrument for the purposes therein contained.

Witness my hand at office this the 31st day of March, 2017.

A Braddell
Notary Public

My Commission expires: 10/12/19

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2017-004

EXHIBIT "A"

Land in Davidson County, Tennessee, being the south 80 feet of Lot No. 4 in Block K, in the Plan of W. M. Cantrell's Subdivision, as of record in Book 332, page 85, Register's Office for Davidson County, Tennessee.

Said south 80 feet of Lot 4 in Block K fronts 80 feet on the westerly side of Cantrell Avenue and runs back 221 feet 3 inches to an alley on which alley the lot measures 80 feet.

Being the same property conveyed to Glenn H. Duncan and wife, Dorothy Garrett Duncan, by deed dated June 26,1939, from Clark B. Rollins and wife, Emma L. Rollins, of record in Book 1092, page 173, Register's Office for Davidson County, Tennessee. Glenn H. Duncan predeceased Dorothy Garrett Duncan, who died on May 13, 2003. The estate of Dorothy Garrett Duncan was administered as a small estate under Docket No. 04P-875, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Her heirs at law being the same persons as the devisees named in an unprobated Last Will and Testament are her three daughters, Peggy Duncan Mathes (one and the same person as Peggy Duncan Mathes Ioannides), Katherine Duncan Stephens and Dorothy Duncan Smith.

Affidavit of Heirship stating the Dorothy Nan Duncan Smith, Katherine Garrett Duncan Stephens and Peggy Glenn Duncan Mathes are the only three children of Dorothy Garrett Duncan, thus the sole heirs at law of Dorothy Garrett Duncan of record in Instr. No. 20170120-0006564, Register's Office for Davidson County, Tennessee.

Further, Dorothy Duncan Smith has Quitclaimed her interest to said property to Peggy Duncan Mathes and Katherine Duncan Stephens of record in Instr. No. 20090731-0071984, said Register's Office.

This is not the primary residence of any of the Heirs.