Bill Garrett Davidson County
Batch# 69611 AFFIDAVIT
03/15/2018 11:47:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180315-0024494

Tax Map 074-00-0 022.00

This instrument was prepared by:
HARSH & HARSH
123 Public Square
Gallatin, TN 37066

Scrivener's Affidavit

STATE OF TENNESSEE

COUNTY OF SUMNER

I, TERESA J. BENNETT, hereinafter referred to as Affiant, on this the 12th day of March, 2018, after being first duly sworn according to law do state the following as true and correct to the best of my knowledge, information and belief:

1. That I am over eighteen (18) years of age and am employed by HARSH & HARSH, ATTORNEYS AT LAW, 123 PUBLIC SQUARE, GALLATIN, TENNESSEE, as a legal assistant.

2. That I prepared a Quitclaim Deed from JOHN T. BRACKEEN to JOHN T. BRACKEEN AND WIFE, JEANETTE S. BRACKEEN, as tenants by the entirety, dated October 2, 2017, of record at 20171004-0101667, in the Register's Office of Davidson County, Tennessee.

3. That I performed no title search and used the Tax Map and Parcels and Legal Description as shown on the Quitclaim Deed from Ken Baldwin to John T. Bracken (correctly spelled as BRACKEEN) dated April 20, 2017, at Instrument No. 20170420-0039002, and it has been brought to my attention that the information in and on said Quitclaim Deed was not correct in its entirety resulting in certain mistakes being made in the preparation of the Quitclaim Deed from John T. Brackeen to John T. Brackeen and wife, Jeannette S. Brackeen at 20171004-0101667 in the Register's Office of Davidson County, Tennessee.

4. That I inadvertently referenced and included two Parcels with numbers being TAX MAP 74, PARCEL NOS. 20 and 21 (aka TAX MAP 074, PARCELS 00-0-020.00 and 00-0-021.00, in the Quitclaim Deed from JOHN T. BRACKEEN to JOHN T. BRACKEEN AND WIFE, JEANETTE S. BRACKEEN, at 20171004-0101667, in the Register's Office of Davidson County, Tennessee, and these parcels belong to JAMES E. BROWN.

5. I additionally failed to exclude from the legal description contained in the Quitclaim Deed I prepared, the two parcels known as TAX MAP 074, PARCELS 00-0-020.00 and 00-0-021.00.

6. That included in the legal description on the Quitclaim Deed from John T. Brackeen to John T. Brackeen and wife, Jeanette S. Brackeen, BUT EXPRESSLY EXCLUDED THEREFROM are the following parcels of land:

EXCLUSION NO. 1: TAX MAP 074-00-0 021.00 vested in JAMES E. BROWN by Final Decree Confirming Sale of record at 20111123-0091912, known as O Neelys Bend Road, 2.4 acres, Deed Book 20090701 0061379.

EXCLUSION NO. 2: TAX MAP 074-00-0 020.00 vested in JAMES E. BROWN by Final Decree Confirming Sale of record at 20111123-0091913, known as O Neelys Bend Road, 5.45 acres, Deed Book 20090701 0061379.

7. I further state that no changes have been made as to the wording or subject matter of said documents.

8. The errors being corrected were unintentional and this Affidavit is made of my personal knowledge to correct the errors described above.

Further the deponent saith not.

This the 12th day of March, 2018.

Teresa J. Bennett

TERESA J. BENNETT

STATE OF TENNESSEE
COUNTY OF SUMNER

I, TERESA J. BENNETT, being first duly sworn do hereby make oath that the facts set forth in the foregoing Affidavit are true to the best of my knowledge, information and belief.

CONNIE I. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Teresa J. Bennett
TERESA J. BENNETT

SWORN and subscribed to before me this the 12th day of March, 2018.

Connie I. Austin
NOTARY PUBLIC

My Commission Expires: 10-20-2020

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TERESA J. BENNETT with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 12th day of March, 2018, at Gallatin, Tennessee.

CONNIE I. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Connie I. Austin
NOTARY PUBLIC

My Commission Expires: 10-20-2020