This Instrument Prepared By:
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

Bill Garrett Davidson County
Batch# 74361 AFFIDAVIT
03/28/2018 11:30:52 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180328-0028942

SCRIVNER'S AFFIDAVIT
FOR
Quitclaim Deed
Of Record in Instrument No. 20170802-0078621
Register's Office for Davidson County, Tennessee

The **undersigned** representative of Sidwell & Barrett, P.C., preparer of the above referenced correction to the Warranty Deed hereby **certifies the following:**

That by inadvertent mistake a clerical error was made in identifying the legal description contained in the quitclaim deed from Kenneth W. Barnes and wife Donna Lee Barnes to Donald R. Barrett, Jr., Trustee and back to Kenneth W. Barnes and wife Donna Lee Barnes of record in Instrument No. 20170802-0078621 Register's Office for Davidson County, Tennessee.

The Correction incorrectly listed the legal description as follows:

Tract I

Land in Davidson County, Tennessee being on Old Charlotte Road and being described by a survey made by Kenneth W. Morton, RLS TN. No. 623 dated May 9, 1991.

Beginning at an iron pin the northeast corner of Barnes, of record in deed book 5959, page 360. R.O.D.C.T. Said point also being in Bennett's northwesterly line; thence north 55 degrees 06' west, 75.0 feet to an iron pin, being the northwest corner of Barnes and the northeast corner of Lewis; thence with Lewis north 66 degrees 34'-52" west, 15.25 feet to a p.k. nail in the east side of a Redoak tree, said point being the southwest corner of the herein described tract and a common corner with Lewis and Bennett; thence with Bennett the following three calls: South 53 degrees 32' 49" east, 94.29 feet to a p.k. nail in a Hickory tree being the northwest corner of the herein described tract; South 11 degrees 09' 51" east, 82.60 feet to a p.k. nail in a Redoak tree, being the northeast corner off the herein described tract; South 34 degrees 16' east, 29.0 feet to the point of beginning and containing an area of 0.11 acres more or less.

Being the same property conveyed to Kenneth W. Barnes and wife Donna Lee Barnes by deed from Minnie Catherine Bennett of record in Book 8375, page 652 Register's office for Davidson County, Tennessee.

Tract II

Being a parcel of land in the second civil district of Nashville, Davidson County, Tennessee bounded on the south by the northerly margin of Old Charlotte Pike, bounded on the west by the easterly margin of Old Pond Creek Road, bounded on the north by Henry Bennett and Minnie Bennett, bounded on the east by Kenneth Barnes, et. ux. and being more particularly described as follows:

Beginning at a point in the northerly margin of Old Charlotte Pike, said point being the southwest

corner of the Kenneth Barnes et. ux. Property; Thence, with the northerly margin of Charlotte Pike N 53 deg. 49' 15" W 92.61 feet to the beginning of a curve to the left; Thence with said curve having a central angle of 09 deg. 48' 27", a radius of 662.57 feet, a length of 113.42 feet and a chord bearing and distance of N 58 deg. 43' 28" W, 113.28 feet to the beginning of a curve to the left; Thence with said curve having a central angle of 25 deg. 16' 16" a radius of 256.00 feet, a length of 112.91 feet and a chord bearing and distance of N 76 deg. 15' 50" W, 112.00 feet to the beginning of a curve to the left; Thence with said curve having a central angle of 09 deg. 08' 58" a radius of 1132.00 feet, a length of 180.77 feet and a chord bearing and distance 86 deg. 31' 33" W 180.58 feet to the beginning of a curve to the right; Thence with said curve having a central angle of 02 deb. 49' 16" a radius of 6693.00 feet, a length of 329.56 feet and a chord bearing and distance of S 83 deg. 21' 42" W, 329.53 feet to the beginning of a curve to the right; Thence with said curve having a central angle of 04 deg. 20' 51" a radius of 1375.00 feet, a length of 104.33 feet and a chord bearing and distance of S 86 deg. 56' 46" W 104.33 feet, to a point in the easterly margin of Old Pond Creek Road; Thence with said margin and a curve to the left having a central angle of 10 deg. 41' 58" a radius of 570.00 feet, a length of 106.44 feet and a chord bearing and distance of N 53 deg. 08' 24" W 106.29 feet; Thence N 58 deg. 29' 23" W, 24.36 feet; Thence a common line with the Henry E. Bennett et. ux. Property N 77 deg. 46' 02" E 154.71 feet; Thence N 05 deg. 04' 19" W 65.72 feet; Thence a common line with the Minnie C. Bennett Property N 90 deg. 00' 0" E 888.87 feet; Thence S 00 Deg. 00' 00" E 109.64 feet; Thence S 65 deg. 49' 49" E 57.47 Feet to an iron pin; Thence s common line with the Kenneth Barnes et. us property S 34 deg. 57' 03" W, 155.00 feet to the point of beginning.

The Correct legal description should have been listed as:

Tract I

Land in Davidson County, Tennessee being on Old Charlotte Road and being described by a survey made by Kenneth W. Morton, RLS TN. No. 623 dated May 9, 1991.

Beginning at an iron pin the northeast corner of Barnes, of record in deed book 5959, page 360. R.O.D.C.T. Said point also being in Bennett's northwesterly line; thence north 55 degrees 06' west, 75.0 feet to an iron pin, being the northwest corner of Barnes and the northeast corner of Lewis; thence with Lewis north 66 degrees 34'-52" west, 15.25 feet to a p.k. nail in the east side of a Redoak tree, said point being the southwest corner of the herein described tract and a common corner with Lewis and Bennett; thence with Bennett the following three calls: South 53 degrees 32' 49" east, 94.29 feet to a p.k. nail in a Hickory tree being the northwest corner of the herein described tract; South 11 degrees 09' 51" east, 82.60 feet to a p.k. nail in a Redoak tree, being the northeast corner off the herein described tract; South 34 degrees 16' east, 29.0 feet to the point of beginning and containing an area of 0.11 acres more or less.

Being the same property conveyed to Kenneth W. Barnes and wife Donna Lee Barnes by deed from Minnie Catherine Bennett of record in Book 8375, page 652 Register's office for Davidson County, Tennessee.

Tract II

Land in Davidson County, Tennessee being located on Old Charlotte Pike, and being a portion of a 55 acre tract now owned by Samuel L. Lewis and wife and described according to a survey thereof made by Robert M. Dishner, Engineer, dated December 1, 1973 and described as follows:

Beginning at an iron pin located in the northeast corner of the herein described parcel and being

located on H.A. Bennett's northwesterly line; thence north 55 deg. 06 min. West 75 feet to an iron pin; thence south 34 deg. 12 min. west 180 feet to the center line of Old Charlotte Pike; thence with the center line of said Old Charlotte Pike, south 51 deg. 30 min. east 75 feet to a point; thence north 34 deg. 16 min. east 184.7 feet to the beginning containing 0.3 acres more or less.

Being the same property conveyed to Kenneth W. Barnes and wife Donna L. Barnes by deed from harold Dennis Drake and wife Brenda Kay Drake of record in Book 5959, page 360 Register's Office for Davidson County, Tennessee.

Tract III

Being a parcel of land in the second civil district of Nashville, Davidson County, Tennessee bounded on the south by the northerly margin of Old Charlotte Pike, bounded on the west by the easterly margin of Old Pond Creek Road, bounded on the north by Henry Bennett and Minnie Bennett, bounded on the east by Kenneth Barnes, et. ux. and being more particularly described as follows:

Beginning at a point in the northerly margin of Old Charlotte Pike, said point being the southwest corner of the Kenneth Barnes et. ux. Property; Thence, with the northerly margin of Charlotte Pike N 53 deg. 49' 15" W 92.61 feet to the beginning of a curve to the left; Thence with said curve having a central angle of 09 deg. 48' 27", a radius of 662.57 feet, a length of 113.42 feet and a chord bearing and distance of N 58 deg. 43' 28" W, 113.28 feet to the beginning of a curve to the left; Thence with said curve having a central angle of 25 deg. 16' 16" a radius of 256.00 feet, a length of 112.91 feet and a chord bearing and distance of N 76 deg. 15' 50" W, 112.00 feet to the beginning of a curve to the left; Thence with said curve having a central angle of 09 deg. 08' 58" a radius of 1132.00 feet, a length of 180.77 feet and a chord bearing and distance 86 deg. 31' 33" W 180.58 feet to the beginning of a curve to the right; Thence with said curve having a central angle of 02 deb. 49' 16" a radius of 6693.00 feet, a length of 329.56 feet and a chord bearing and distance of S 83 deg. 21' 42" W, 329.53 feet to the beginning of a curve to the right; Thence with said curve having a central angle of 04 deg. 20' 51" a radius of 1375.00 feet, a length of 104.33 feet and a chord bearing and distance of S 86 deg. 56' 46" W 104.33 feet, to a point in the easterly margin of Old Pond Creek Road; Thence with said margin and a curve to the left having a central angle of 10 deg. 41' 58" a radius of 570.00 feet, a length of 106.44 feet and a chord bearing and distance of N 53 deg. 08' 24" W 106.29 feet; Thence N 58 deg. 29' 23" W, 24.36 feet; Thence a common line with the Henry E. Bennett et. ux. Property N 77 deg. 46' 02" E 154.71 feet; Thence N 05 deg. 04' 19" W 65.72 feet; Thence a common line with the Minnie C. Bennett Property N 90 deg. 00' 0" E 888.87 feet; Thence S 00 Deg. 00' 00" E 109.64 feet; Thence S 65 deg. 49' 49" E 57.47 Feet to an iron pin; Thence s common line with the Kenneth Barnes et. us property S 34 deg. 57' 03" W, 155.00 feet to the point of beginning.

There were no other mistake made in the deed and this affidavit is being recorded to correct the error.

IN WITNESS WHEREOF I have set my hand this 29 day of March, 2018

Sidwell & Barrett, P.C.

By:_____
Donald R. Barrett, Jr.
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald R. Barrett, Jr., with whom I am personally acquainted, and who proved himself to be the Authorized Agent of Sidwell & Barrett, P.C., and who, being authorized to do so, acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 20 day of March, 2018.

Dorothy E. Welch
Notary Public

My Commission Expires: 4-13-19

