Bill Garrett Davidson County
Batch# 122054 AFFIDAVIT
07/30/2018 08:44:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180730-0073702

THIS INSTRUMENT PREPARED BY:
Stephanie A. Boiano, Attorney at Law
115 Shivel Drive
Hendersonville, TN 37075
(615) 991-7117

STATE OF TENNESSEE
COUNTY OF SUMNER

SCRIVENER'S AFFIDAVIT

(Reference to Quitclaim Deed dated May 23, 2018 and recorded June 22, 2018 in Instrument 201806220060330, Register's Office for Davidson County, TN)

Comes now, Stephanie A. Boiano, Attorney at Law, and states as follows:

1. That a Quitclaim Deed was prepared by my office, wherein SHAWN NELSON, conveyed his entire right, title and interest in the property located at 4833 WHITTIER DRIVE, OLD HICKORY, TN 37138 to KIMBERLY L. NELSON. Said Quitclaim Deed was dated May 23, 2018 in Instrument 201806220060330, Register's Office for Davidson County, TN; and

2. Further an error was made in the legal description, said legal description which should read:

   "Land in Davidson County, Tennessee, being Lot No. 94, on the plan of Section Three, Sherwood Forest, as shown on plat of record in Plan Book 4460, Page 81, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

   Being the same property conveyed to Kimberly L. Nelson and Shawn Nelson, Wife and Husband, by Warranty Deed dated 10/28/14 from Jeremy R. Kidd and Katelyn S. Kidd, husband and Wife in Instrument 201410310100424, Register's Office for Davidson County, Tennessee.

   Being the same property conveyed to Jeremy R. Kidd and Katelyn S. Kidd, husband and wife by Warranty Deed dated 10/05/2012 from George L. Thomas III and Dora P. Thomas, as equal tenants in common of record in Instrument 201210090092318, Register's Office for Davidson County, Tennessee.

   Subject to all matters as set forth per Book 4460, Page 81; Restrictive Covenants of record in Book 4465, Page 184, and amended in Book 4482, Page 427 and Restrictive Covenants of record in Book 4593, Page 690, said Register's Office."

3. All other matters contained in the document referenced above, with the exception as noted herein, are unchanged.

4. This Scrivener's Affidavit is given to correct the Quitclaim Deed to correct the foregoing in order to assist the owner, as well as all future owners, lenders, title examiners and insurers.

This the 23rd day of July, 2018.

Stephanie A. Boiano

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, **STEPHANIE A. BOIANO**, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 23 day of July, 2018.

NOTARY PUBLIC

My commission expires: 3·8·21

