Bill Garrett Davidson County
Batch# 124720 AFFIDAVIT
08/06/2018 09:40:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180806-0076797

This instrument prepared by:
Larry D. Ashworth
111 White Bridge Pike
Nashville, TN 37209-4514

Address New Owner: Send Tax Bills to:
Larry D. Ashworth and
Wife, Blythe E. Ashworth
7601 Charlotte Pike
Nashville, TN 37209

Same

Map/Parcel No
114-00-0 276.0

AFFIDAVIT OF SCRIVERNER'S ERROR EXECUTED PURSUANT TO TENN. CODE ANN. §66-24-101 (A) (26)

WHEREAS, I, Larry D. Ashworth, declare that I am now and was at the time hereinafter mentioned, the owner with my wife Blythe Ashworth of 7601 Charlotte Pike, Nashville, TN and that I acknowledge that I prepared a certain Quit Claim Deed dated October 1, 1998, executed by myself conveying the real property located at 7601 Charlotte Pike, Nashville, TN to my wife, Blythe E. Ashworth which was filed of record on March 4, 1997 in Book 10380 Page 795, Register's Office for Davidson County, Tennessee.

WHEREAS, through inadvertence, mistake, and scrivener's error, aforesaid Quit Claim Deed is not legally sufficient to carry out its intended purpose and failed to transfer any interest in the real property.

WHEREAS, the aforementioned property attempted to be conveyed by Quit Claim Deed on March 14, 1997 was in error and legally insufficient to convey the property and should be held of no legal consequences and the Deed and Title to the property located at 7601 Charlotte Pike should remain in the names of Larry D. Ashworth and wife, Blythe E. Ashworth. See attached A for complete legal description.

NOW, THEREFORE, in order to correct said scrivener's error as set out hereinabove pursuant to Tenn. Code Ann. § 66-24-101(a)(26), I, Larry D. Ashworth, do hereby amend the aforementioned Warranty Deed to correct an error and the aforementioned Quit Claim Deed be held of no legal consequence and the original Warranty Deeds conveying the aforementioned property to Larry D. Ashworth and Blythe E. Ashworth be held and found as the original conveyance of the property.

Witness my hand on this the 6 day of August, 2018.

By: _____
Larry D. Ashworth

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

JAMES HELLMANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this the 6 day of August, 2018

_____
NOTARY PUBLIC

5/6/2019
MY COMMISSION EXPIRES ON

My Commission Expires May 6, 2019

LEGAL DISCRIPTION

Tract A

Land in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee, described according to a boundary survey made by Ragan-Smith-Murphy & Associates, Inc., dated 5/5/87 as follows:

Beginning at an existing iron pin in the southerly margin of Charlotte Pike being 462 feet northeasterly as measured along a curve in the southerly margin of Charlotte Pike from the northeast corner of Thousand Oak's Estates Subdivision of record in Book 3700, Pages 82 and 83, Register's Office for said County; thence 18 deg. 16' 51" E along the west line of the property conveyed to Larry D. Ashworth and wife, Blythe E. Ashworth by Installment Deed of record in Book 5181, Page 199, Register's Office for said County, a distance of 552.00 feet to an existing iron pin; thence continuing along said line S 08 deg. 11' 51" E a distance of 375.66 feet to a set iron pin; thence leaving said west line S 78 deg. 06' 33" W a distance of 39.95 feet to a set iron pin; thence along a curve to the left having a radius of 318.05 feet and a distance of 16.51 feet to a set iron pin, said curve has a cord bearing and distance of S 76 deg. 37" 20" W, 16.51 feet; thence N 14 deg. 51' 53" W a distance of 169.39 feet to a set iron pin; thence S 67 deg. 26' 23" W a distance of 281.74 feet to a set iron pin; thence N 12 deg. 32' 25" W a distance of 440.69 feet to a set iron pin in the southerly margin of Charlotte Pike; thence northeasterly along a curve to the left having a radius of 1,950.00 feet a distance of 170.00 feet to the point of beginning, said curve has a cord bearing and distance of N 57 deg. 01' 12" E, 169.95 feet. Containing 156,195 square feet or 3.586 acres more or less.

Being part of the same property conveyed to Larry D. Ashworth and wife, Blythe E. Ashworth from Hillsboro Properties of record in Book 7281, Page 472, Register's Office for Davidson County, Tennessee.

Tract B

Land in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee, described according to a boundary survey made by Ragan-Smith-Murphy & Associates, Inc., dated 5/5/87 as follows:

Beginning at an existing iron pin in the southerly margin of Charlotte Pike, said point being the northeast corner of the property conveyed to Larry D. Ashworth and wife, Blythe E. Ashworth of record in Book 5181, Page 199, Register's Office for said County; thence northeastwardly with the southerly margin of Charlotte Pike along a curve to the left having a radius of 2,010.00 feet a distance of 32.36 feet to a set iron pin, said curve has a cord bearing and distance of N 49 deg. 05' 57" E, 32.36 feet; thence southeastwardly along a curve to the right having a radius of 594.45 feet a distance of 200.54 feet to a set iron pin, said curve has a cord bearing and distance of S 32 deg. 43' 29" E, 199.59 feet; thence S 23 deg. 03' 37" E a distance of 497.02 feet to a set iron pin; thence southwestwardly along a curve to the right having a radius of 240.00 feet a distance of 290.18 feet to a set iron pin in the east line of Ashworth property, said curve has a cord bearing and distance of S 11 deg. 34' 37" W, 272.82 feet; thence with the east line of said Ashworth property N 07 deg. 47' 05" W a distance of 322.31 feet to an existing iron pin; thence continuing along said line N 22 deg. 30' 01" W a distance of 597.43 feet to the point of beginning. Containing 63,967 square feet or 1.468 acres, more or less.

Being part of the same property conveyed to Larry D. Ashworth and wife, Blythe E. Ashworth from Hillsboro Properties of record in Book 7281, Page 472, and the same property conveyed to Blythe Ashworth from Larry D. Ashworth of record in Book 11349, page 890, Register's Office for Davidson County, Tennessee.

Tract C

Land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, described according to a survey made by a Ragan-Smith-Murphy & Associates, Inc., dated May 5, 1987, as follows:

Commencing at an existing iron pin in the southerly margin of Charlotte Pike, said point being the northwest corner of the property conveyed to Larry D. Ashworth and wife, Blythe E. Ashworth of record in Book 5181, Page 199, Register's Office for Davidson County, Tennessee; thence South 18 deg. 16' 51" East along West line a distance of 552.00 feet to an existing iron pin; thence continuing along said line South 08 deg. 11' 51" East a distance of 375.66 feet to the true point of beginning at a set iron pin; thence leaving said line North 78 deg. 06' 33" East a distance of 103.20 feet to a set iron pin; thence northeasterly along a curve to the left having a radius of 240.00 feet a distance of 133.60 feet to a set iron pin, said curve has a chord bearing and distance of North 62 deg 09' 42" East, 131.88 feet; thence South 07 deg. 47' 05" East a distance of 421.34 feet to an existing iron pin; thence South 83 deg. 50' 59" West a distance of 224.31 feet to an existing iron pin set for corner; thence North 08 deg. 11' 51" West a distance of 362.34 feet to the point of beginning. Containing 85,711 square feet or 1.968 acres, more or less.

Tract 1

Land lying in the 8th Civil District of Davidson County, Tennessee, being a tract of land described according to a survey by G. Barry Greer, Surveyor, dated June 1977, and described as follows:

Beginning at an iron pin in the southerly margin of Charlotte Pike being 462 feet as measured along a curve in the southerly margin of Charlotte Pike from the northeast corner of Thousand Oak's Estates Subdivision recorded in Plan Book 3700, Pages 82 and 83, Register's Office for Davidson County, Tennessee; thence South 14 deg. 35' East 552 feet to an iron pin; thence South 04 deg. 30' East, 738 feet to an iron pin; thence North 88 deg. East 224.3 feet to an iron pin; thence North 04 deg. 5' East 743 feet to an iron pin; thence South 18 deg. 50' West 605 feet to an iron pin in the southerly margin of Charlotte Pike; thence with the southerly margin of Charlotte Pike and with a curve having a length of 108.4 feet and generally northwest to an iron pin; thence with an offset North 35 deg. 15' West 60 feet to a point; thence continuing with the southerly margin of Charlotte Pike in a curve having a length of 61 feet and being generally northwest to the point of beginning, containing 6.5 acres, more or less.

Being the same property conveyed to Larry D. Ashworth and wife, Blythe E. Ashworth by deed of record in Book 5181, Page 199, and Register's Office for Davidson County, Tennessee.

Lot 2

Land in Davidson County, Tennessee being Lot No. 2 on the Final Plat, Section 1, Woodland Forest, A Planned Unit Development, of record in Book 6900, Pages 534, 535, and 536, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Larry D. Ashworth by Special Warranty Deed by Dominion Bank of Middle Tennessee of record in Book 8319, Page 251, and being all of the heretofore listed property conveyed to Blythe Ashworth from Larry D. Ashworth of record in Book 11349, page 890, Register's Office for Davidson County,

This conveyance is subject to any and all existing easements of record. The legal descriptions are the same as appears in the previous deeds of record for this property