Prepared by:
Martin, Heller, Potempa & Sheppard
2122 21st Ave S
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 133432 AFFIDAVIT
08/27/2018 09:28:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180827-0084452

SCRIVENER'S AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS:

1. That Garrett Knisley, of the law office of Martin Heller Potempa & Sheppard, PLLC, had cause to record an Executors' Deed executed on May 8, 2018 (the "Deed") and of record in Instrument No. 20180514-0045900 in the Register's Office for Davidson County, Tennessee.

2. That the Deed contains an incomplete legal description. The legal description for Tract No. 1 reads as "being part of block I Plan No. 2, West Nashville." The legal description for Tract No. 2 reads as "being the westerly 100 feet of the easterly 160 feet of the northerly 150 feet of Block "I" Plan No. 2 of West Nashville." The two tracts described in the subject Deed are actually made up of Lot Nos. 1506, 1508, 1510, 1512, 1514 and 1516. This error was due to the legal description on the prior deed also being incomplete.

3. That the Legal Description is hereby corrected to read as follows:

Tract No. 1

Land in Davidson County, Tennessee, being Lot Nos. 1514 and 1516 of Block "I", Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's office for said County. Said part of Block "I" fronts 50 feet on the southerly side of Virginia Avenue and runs back between parallel lines, parallel with and 110 feet east of the easterly margin of 57th Avenue North, formerly 16th Street, 150 feet to an alley.

Being the same property conveyed to Edward S. Zupa and wife Rebecca J. Zupa, by deed from Joe C. Eades and wife Mai S. Eades, of record in Book 4910, page 446, Register's Office for said County.

This improved real property is known as 5607 Ohio Avenue, Nashville, Tennessee 37209.

Tract No. 2

Land in Davidson County, Tennessee, being Lot Nos. 1506, 1508, 1510 and 1512, the westerly 100 feet of the easterly 160 feet of the northerly 150 feet of Block "I" Plan No. 2 of West Nashville, as of record in Book 57, page 172, Register's office for said County. Said part of Block "I" fronts 100 feet on the southerly side of Ohio, formerly Virginia, Avenue and runs back between parallel lines, parallel with and 60 feet west of the Westerly margin of 56th Avenue North, formerly 15th Street, 150 feet to an alley.

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Being the same property conveyed to Edward S. Zupa and wife Rebecca J. Zupa, by deed from Joe C. Eades and wife Mai S. Eades, of record in Book 4910, page 446, Register's Office for said County.

This improved real property is known as 5605 Ohio Avenue, Nashville, Tennessee 37209.

4. That this affidavit is given to correct and explain the error and to assist the present owner, as well as all future owners, lenders, title examiners, and insurers.

EXECUTED on this, the 22nd day of August 2018.

Garrett Knisley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Garrett Knisley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed this Scrivener's Affidavit for the purposes therein contained. Witness my hand and official seal at office this 22nd day of August 2018.

Notary Public
My commission expires: 8/8/2020

TESSA LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY