G#31263-2
THIS INSTRUMENT PREPARED BY:
Thompsons Law Office
85 White Bridge Road, Ste 300
Nashville, TN 37205

Karen Y Johnson Davidson County
Batch# 144721 AFFIDAVIT
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BOX #14

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

IN RE:

Quitclaim Deed dated October 28, 2010, by and between the following:
GRANTOR: Leilani W. Lassiter
GRANTEE: Jeffrey Jay Dick
Improved Property Known as: 108 East Trinity Lane, Nashville, TN 37207

COMES NOW, **C. Kim Thompson**, hereinafter referred to as "Affiant", on this 24th day of September, 2018, and after first being duly sworn according to law, does state the following as true and correct to the best of his/her knowledge, information and belief:

1. The Quitclaim Deed recorded on November 30, 2010, of record in Instrument No. 20101130-0095006, Register's Office for Davidson County, Tennessee, for the benefit of the above referenced Grantee was prepared by a staff member in our office at that time.

2. That the instrument contained an incorrect legal description, reciting 227 feet instead of 277 feet, and missing a call, and two (2) out-conveyances were omitted. This error was unintentional.

3. That the instrument's derivation clause needed to be further clarified. This error was unintentional.

4. That Affiant makes this Affidavit for the purpose of amending the original Quitclaim Deed by correcting the legal description as follows:

LAND in Davidson County, Tennessee, being the West 80 feet of Lot No. 23 on the Revised Plan of I. D. Luton's Addition, as of record in Book 547, Page 19, revising Plat Book 421, Page 47, Register's Office for Davidson County, Tennessee.

SAID part of said Lot fronts 80 feet on the South side of Trinity Road or Lane and runs back between lines 277 feet, more or less, along the East margin of Luton's Street (20 foot street) to a dead line in the rear and measures 91 feet, more or less, thereon. Said Lot is all of the land lying between said Luton Street and J. Martin Griffin's property.

INCLUDED in the above description but expressly EXCLUDED from this conveyance is that certain tract or parcel of land conveyed to Davidson County, Tennessee, by Right-of-Way Deed of record in Book 1835, Page 195, said Register's Office, and described as follows:

A strip of land 80 feet in length, containing .02 acres, more or less, and more particularly described as follows:

A strip of land form Station 83 - 62 to Station 84 - 42, average width 12 feet, extending 30 feet on the left of the center line.

FURTHER INCLUDED in the above description but expressly EXCLUDED from this conveyance is that certain tract or parcel of land conveyed as a right-of-way to The Metropolitan Government of Nashville and Davidson County as set out in the Agreed Final Order of record in Book 6259, Page 423, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEING a part of the West part of the South part of Lot No. 23 on the Revised Plan of I. D. Luton's Addition, as of record in Book 547, Page 19, Register's Office for Davidson County, Tennessee.

BEGINNING at a point, being the northeastern corner of property belonging to W. W. Wayman, et ux, said point being common corner to Parcel 176 of Map 71-7, as recorded in Book 1296, Page 55, of the Register's Office for Davidson County, Tennessee; thence, westerly along the existing southern right-of-way line of East Trinity Lane, 80.0 feet, more or less, to a point; said point being the southeastern corner of Luton Street and East Trinity Lane intersection; thence, southwesterly along the existing eastern right-of-way line of Luton Street, 33.3 feet, more or less, to a point; thence, northeasterly, with a curve to the right, of radius 30.0 feet, for 45.37 feet, to a point; thence, easterly in a straight line for 52.02 feet, more or less, to a point on the common property line of Parcels 175 and 176 of Map 71-7; thence, northerly along the common property line for 5.0 feet, to the point of BEGINNING and containing therein an area of 569.09 square feet, more or less.

BEING all of the same property conveyed to W. W. Wayman and wife, Effie K. Wayman, by Installment Deed dated March 28, 1946, from S. H. Wilhoite and wife, Winnie O. Wilhoite, of record in Book 1383, Page 276, Register's Office for Davidson County, Tennessee. The said W. W. Wayman, also known as Woodrow Wilson Wayman, died on January 23, 1994, leaving Effie K. Wayman as the surviving tenant by the entirety. The said Effie K. Wayman, also known as Effice C. Wayman, died on April 17, 2000. The said property was devised to Leilani Lee Wayman Lassiter by The Last Will and Testament of Effie C. Wayman of record in Will Book 235, Page 223, and Docket No. OOP-807, Probate Court Clerk's Office for said County, and of record in Instrument No. 20000918-0092303, said Register's Office.

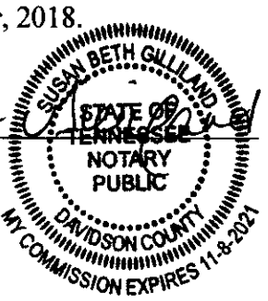
FURTHER Affiant say not.

C. Kim Thompson, **Affiant**
Thompsons Law Office

Subscribed to and sworn before me this 24th day of September, 2018.

My Commission Expires: 11-8-2021

Notary Public



OATH AND ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24th day of September, 2018, before me, a Notary Public, duly commissioned and qualified, in and for said County and State aforesaid, personally appeared C. Kim Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who executed the foregoing Affidavit of Scrivener's Error and who acknowledged that he executed the same as his/her free act and deed. He/She also made oath that he has read the foregoing Affidavit and the things and matter contained therein are true. The Affiant did further acknowledge that he executed the within described document for the purposes of correcting the scrivener's error herein described.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

My Commission Expires: 11-8-2021

Notary Public

