Karen Johnson Davidson County
Batch# 186112 AFFIDAVIT
01/18/2019 12:59:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190118-0005475

THIS INSTRUMENT PREPARED BY:
Ark Title Group, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215
File: ARK180427TN

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, Matthew Phelan, (Affiant), of lawful age, first being duly sworn, upon my oath, deposes and swears to the following:

WHEREAS, I am an agent of Ark Title Group, LLC, acting on behalf of Ark Title Group, LLC;

WHEREAS, I have personal knowledge of the facts and matters stated herein;

WHEREAS, the following instrument, through inadvertence, mistake, and error, contains a scrivener's error with regard to the legal description of the property:

Instrument:	Warranty Deed
Grantor:	John Porter Eskridge, an unmarried man
Grantees:	William Spencer Betts, a married man, and Francesca Betts, his wife
Recorded as Instrument #:	20181130-0116752
Date Recorded:	November 30, 2018

WHEREAS, this Affidavit is being filed for record in the County of Davidson, State of Tennessee, for the purpose of correcting the legal description of the property.

NOW, THEREFORE, the legal description of the property is hereby corrected to read as follows:

Land in Davidson County, Tennessee, being Lot(s) 12 in Block "E", as shown on the map entitled 2nd Revised Plan Highlands of Belle Meade No. 2, Blocks E, F, G, H & K, of record in Plat Book 1130, Pages 71 and 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Together with that portion of Cross Hill Road abandoned by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan Council Ordinance No. 093-739 in the Metropolitan Clerk's Office for Davidson County, Tennessee.

Signed this 18 day of January, 2019.

Affiant

Matthew Phelan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Matthew Phelan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18 day of January, 2019.

NOTARY PUBLIC

My commission expires:_____

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY