Karen Johnson Davidson County
Batch# 197232 AFFIDAVIT
02/20/2019 02:40:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190220-0015465

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **John Gleaves,** hereinafter referred to as Affiant, on this the 19th day of February, 2019, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. That Affiant prepared a Quitclaim Deed of record in **Instrument No. 20170316-0025990, in the Register's Office for Davidson County, Tennessee**, by and between **Andrea Nicholl Sorrells, an Unmarried Woman** (Grantor) and **Bunyan Rudd, and Wife, Charlotte Rudd** (Grantees).

2. That the legal description in said Quitclaim Deed was recorded with typographical errors.

3. That the correct legal description is as follows:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Unrecorded Map of Margaret L. Dickenson's Subdivision, shown on a copy of a Survey thereof by Blanchard & Parrish, Engineers, dated August 20, 1941, and described as follows:
>
> Beginning at a point in the Easterly margin of Lanier Drive, the corner of Lots Nos. 3 and 4; thence with the line between said Lots, Easterly 217.5 feet to the West line of the Hailey Subdivision; thence with the line of the same, South 18 degrees 45' East 50 feet to the corner of Lots Nos. 4 and 5; thence with the line between said Lots, Westerly 219.1 feet to the Easterly margin of Lanier Drive; thence with the margin of the same, North 11 Degrees 45' West 50 feet to the Point of Beginning.
>
> Being the same property conveyed to Nola Ester Martin, unmarried by Warranty Deed from Otto Floyd, et ux, Margaret I. Floyd, dated 05/14/1965, of record in Book 3892, Page 300, Register's Office for Davidson County, Tennessee.
>
> The said Nola Ester Martin died intestate on 04/27/1989, leaving the said Colleen Martin Jones, Sherry Lynn McCasky, John McCasky, Cindy McCasky Brown and Kimberly McCasky, as his/her sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith.
>
> Being the same property conveyed to Billie Jean Cannon by Quitclaim Deed from Colleen Martin Jones, Sherry Lynn McCasky, John McCasky, Cindy McCasky Brown and Kimberly McCasky, dated 12/29/1989, of record in Book 8023, Page 652, Register's Office for Davidson County, Tennessee.
>
> The said Billie Jean Cannon died intestate on 10/14/1990, leaving the said Diane Egan and William G. Cannon, as his/her sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith.
>
> Being the same property conveyed to William G. Cannon by Quitclaim Deed from Diane Egan, dated 09/01/1992, of record in Book 8785, Page 171, Register's Office for Davidson County, Tennessee.
>
> The said William Gordon Cannon died on 08/07/2016, leaving the said Andrea Sorrells as his/her sole heir at law as evidenced in Affidavit of Heirship recorded as Instrument No. 20170316-0025988 and Instrument No. 20170316-0025989, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Bunyan Rudd and wife, Charlotte Rudd by Quitclaim Deed from Andrea Nicholl Sorrells, an unmarried woman, dated 03/14/2017, of record in Instrument No. 20170316-0025990, Register's Office for Davidson County, Tennessee.

4. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

John Gleaves, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, John Gleaves, the within named Affiant, 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 this 19th day of February 2019.

NOTARY PUBLIC

My Commission Expires: _____

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

True Copy Certification

I, Laura Mitchell, do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY