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SCRIVENER'S AFFIDAVIT

WHEREAS, on June 25, 1997, Tatum & Jones, Attorneys prepared a Warranty Deed wherein **Trustees of Barth Vernon United Methodist Church** conveyed certain real property to **Trustees of New Freedom Missionary Baptist Church** with said Deed having been recorded in Record Book 10506, Page 348, Register's Office for Davidson County and; and

WHEREAS, by Scrivener's error, the correct legal description contained in the Warranty Deed in reference to 635 Vernon Avenue, Nashville, TN 37209, now known as 619 Vernon Avenue, Nashville, TN 37209 was inadvertently omitted and,

WHEREAS, the **incorrect** legal is as follows:

Land in Davidson County, Tennessee, being the southeasterly part of Lot No. 34, on the Plan of the Subdivision of B. F. Cockrill Farm, of record in Book 161, Page 134, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the westerly margin of Vernon Avenue, at the corner of Lot Nos, 34 and 35; thence with the line between said two (2) lots, westwardly 200 feet to a point; thence northwardly and parallel with the westerly margin of Vernon Avenue, 75 feet; thence eastwardly and parallel with the line between Lot Nos. 34 and 35, 200 feet to the westerly margin of Vernon Avenue; thence with said Avenue, southwardly 75 feet to the point of beginning.

WHEREAS, the **correct** legal is as follows:

Tract I

Land in Davidson County, Tennessee, being the southeasterly part of Lot No. 34, on the Plan of the Subdivision of B. F. Cockrill Farm, of record in Book 161, Page 134, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the westerly margin of Vernon Avenue, at the corner of Lot Nos, 34 and 35; thence with the line between said two (2) lots, westwardly 200 feet to a point; thence northwardly and parallel with the westerly margin of Vernon Avenue, 75 feet; thence eastwardly and parallel with the line between Lot Nos. 34 and 35, 200 feet to the westerly margin of Vernon Avenue; thence with said Avenue, southwardly 75 feet to the point of beginning, and

Tract II

Land in Davidson County, Tennessee, being part of Lot No. 34 on the Map of B. F. Cockrill Farm as of record in Book 161, Pages 134 and 135, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point in the westerly margin of Vernon Avenue, said point being northeast of the Vernon Avenue Methodist Church property; thence westwardly with said church's north line 200 feet to a point; thence northwesterly 47.3 feet to a point in the south margin of Nashua Avenue; thence eastwardly with the south margin of said Nashua Avenue 175.22 feet to the beginning of a curve at the intersection of Nashua Avenue and Vernon Avenue; thence along said curve 39.04 feet to a point in the easterly margin of Vernon Avenue; thence southwardly along the westerly margin of Vernon Avenue 22.52 feet to the point of beginning.

NOW, therefore, the above referenced legal description is hereby substituted for the legal description of record in Book 10506, Page 348 as if recorded verbatim therein upon original execution and this Affidavit is being executed for the express purpose of acknowledging and correcting the legal description at 635 Vernon Avenue.

Signed this **19th** day of **February, 2019.**

I. Dyke Tatum, Attorney

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

On this **19th** day of **February, 2019**, before me, a Notary Public, in and for said State and County, aforesaid, personally appeared before me **I. Dyke Tatum** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that **he** executed as **his** free act and deed.

Witness my hand and official seal this **19th day of February, 2019.**

Theresa L. Smith Notary Public

My Commission Expires: 9/6/2022

Prepared by: I. Dyke Tatum
30 Burton Hills Blvd, Suite 200
Nashville, TN 37215

Property Addresses:
Tract I - 619 Vernon Avenue, Nashville, TN 37209 – Map-Parcel – 09105013200
Tract II - 623 Vernon Avenue, Nashville, TN 37209 – Map-Parcel - 09105013100

STATE OF TENNESSEE NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 202925 **AFFIDAVIT**
03/07/2019 08:31:00 AM 1 pg
Fees: $12.00 Taxes: $0.00

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