Karen Johnson Davidson County
Batch# 204463 AFFIDAVIT
03/11/2019 01:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190311-0022049

This Instrument is Prepared By:
Anthony Adewumi, Esq.
Cobb Law Group, LP
131 Walton Ferry Road, Ste. 11
Hendersonville, TN 37075
615-649-0049

SCRIVENER'S AFFIDAVIT

On March 6, 2019 the below described Quitclaim Deed recorded at Instrument Number 20190306-0020175 in the Register's Office for Davidson County, Tennessee is purporting to describe a certain real property that was executed by Russell Johns, Grantor to WJEJR, LLC, as Grantee.

The address of the property that appears of record in the Deed is set forth as follows:

1022 Virginia Avenue, Nashville, Tennessee 37216

The foregoing Quitclaim Deed contains a scrivener's error. This error was unintentional. The property description and derivation clause in the deed incorrectly reads:

> Land in Davidson County, TN, being the westerly 60 feet of Lot No 23 on the Plan of GEORGE BURRUS SUBDIVISION OF LOT 81 OF THE MAPLEWOOD HOME TRACT, of record in Book 421, page 178, Register's Office for Davidson County Tennessee.
>
> SAID part of said lot fronts 60 feet on the southerly side of Virginia Avenue and extends back 101.8 feet on the easterly line and 103.5 feet on the westerly line to a dead line in the rear on which it measures 60 feet.
>
> BEING the same property conveyed to Russell Johns, by Deed from William Joseph Evans, Jr. and Wife, Rita Jones, who together owned an undivided one fourth interest in said property, of record in Book 10841, Page 912-913, Register's Office for Davidson County, Tennessee.

The correct property description in the deed should be:

> Land in Davidson County, TN, being the westerly 60 feet of Lot No 23 on the Plan of GEORGE BURRUS SUBDIVISION OF LOT 81 OF THE MAPLEWOOD HOME TRACT, of record in Book 421, page 178, Register's Office for Davidson County Tennessee.
>
> SAID part of said lot fronts 60 feet on the southerly side of Virginia Avenue and extends back 101.8 feet on the easterly line and 103.5 feet on the westerly line to a dead line in the rear on which it measures 60 feet.

BEING the same property conveyed to Russell Johns, by Deed from William Joseph Evans, Jr. signed on March 17, 1998 and recorded on March 17, 1998 of record in Book 10841, Pages 912-914, Register's Office for Davidson County, Tennessee.

This Affidavit is made of my personal knowledge to correct the error above described.

EXECUTED this 4th day of March 2019.

James W. Cobb

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES W. COBB,** Affiant, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this 8 day of March 2019.

NOTARY PUBLIC

My Commission Expires: 3/3/2020

KAITLIN CHAMPION
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-03-2020

True Copy Certification

I, James Cobb, 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 Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, ~~[name of person making certification]~~ James Cobb 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: Oct. 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY