Karen Johnson Davidson County
Batch# 219455 AFFIDAVIT
04/18/2019 09:28:55 AM 1 pg
Fees: $12.00 Taxes: $0.00
20190418-0035758

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File # TN1811216

SCRIVENER'S AFFIDAVIT
Pursuant to TCA 66-24-101 (a) (27)

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Comes now Margaret Means, who is over eighteen (18) years of age and whose address is 580 Franklin Road, Suite 203, Franklin, TN 37069, and would state as follows:

I am an employee of Limestone Title & Escrow, LLC which is a licensed title insurance agency doing business in the state of Tennessee. In the aforesaid capacity, one of my duties is to engage in the preparation and review of various documents including Deeds, Deeds of Trust, or other similar conveyances of real estate. In connection with my work I am called upon, from time to time, to prepare and/or review real estate property descriptions.

Recorded in Instrument Number 20181109-0111011, in the Register's Office for Davidson County, Tennessee is a Warranty Deed executed by Michael Atchley, Member Manager of MAD Properties, LLC, Grantor(s), to Zareh Hookassian, Grantee(s).

The above conveying certain real property commonly known as: 1105 B N. 8th Street, Nashville, TN 37207

The foregoing document contains a scrivener's error in that the said Warranty Deed contains a mistake in the legal description and referencing the lot number. This error was unintentional.

The said incorrect legal description and lot number reference reads as follows:

Being land in Davidson County, Tennessee as set forth by survey of Delle Land Surveying, dated January 12, 2015, as described as Lot 1105 B on said attached Exhibit "A" and described more specifically as follows:

...

The said correct legal description and lot reference number should read as follows:

Land in Davidson County, Tennessee being Lot No. 306 on the Plan of Map of Oakwood Park, as shown by Plat of record in Plat Book 421, page 12, Register's Office for Davidson County, Tennessee, and as set forth by Boundary Survey 1105B North 8th Street, by Delle Land Surveying, dated January 12, 2015, shown on Exhibit "A" of Warranty Deed of record in Instrument Number 20161122-0123166, said Register's Office, and described more specifically as follows:

...

This Affidavit will serve as a correction to the aforementioned Warranty Deed.

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

EXECUTED this 16th day of April, 2019.

Margaret Means

OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named Margaret Means who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of correcting the scrivener's error herein described.

Witness my hand this 16th day of April, 2008.

Katherine Warren
NOTARY PUBLIC

4-13-22
MY COMMISSION EXPIRES

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022