Karen Johnson Davidson County
Batch# 228240 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20190510-0043919

This Instrument Prepared By and Return To:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste 111
Goodlettsville, TN 37072

SCRIVENER'S AFFIDAVIT OF PREPARATION OF WARRANTY DEED

(reference to Warranty Deed of record in Instrument No. 20140904-0080899, RODC)

Comes now, Mary Birthright, at 515 Rivergate Parkway, Ste 111, Goodlettsville, TN 37027, and states on oath:

1. That I prepared a certain Warranty Deed recorded September 4, 2014 as Instrument No. 20140904-0080899, in the Register's Office of Davidson County, Tennessee, wherein SunTrust Bank, Successor Trustee of the Melba S. Powers Revocable Management Trust dated February 23, 1996 was the grantor(s) and Elizabeth A. Hosmer, unmarried and Fredrick R. Brooks, unmarried, as Tenants with right of survivorship were the grantees;

2. That though inadvertence the legal description was incorrect as recorded.

3. That the legal description should read as follows;

   Land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of the Subdivision of the L. C. Huffines Land, not of record, and described according to a survey made by Harvey Gee, May 17, 1948, as follows:

   Beginning at a point in the center of Nawakwa Trail, now called Pawnee Trail, 643.3 feet easterly from the southeast corner of Hudson Road and Nawakwa Trail, now called Pawnee Trail, the northwest corner of Lot No. 5 on said survey conveyed to L. R. Hennessee and wife by deed from Ernest Grisham and wife, dated May 24, 1968 and recorded in Book 42 38, Page 66, Register's Office for said County; thence with said Hennessee South 14 degrees 30' East 400 feet to an iron pin in the north boundary line of a 13.1 acre tract of land as shown on said survey; thence with the north boundary line of said 13.1 acre tract South 75 degrees 15' West 150 feet to a point; thence North 14 degrees 30' West 400 feet to a point in the center of said Pawnee Trail; thence with the center of Pawnee Trail North 75 degrees 15' East 150 feet to the beginning.

4. That this affidavit was given to explain the error and to assist the present owner as well as all future owners, lenders, title examiners and insurers.

Mary Birthright

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Mary Birthright with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 8th day of May 2019

My commission expires:
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DANIEL L. WISCHMEYER
Notary Public
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY