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

Karen Johnson Davidson County
Batch# 231657 AFFIDAVIT
05/17/2019 02:45:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190517-0046874

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **John Gleaves**, hereinafter referred to as Affiant, on this 16th day of May, 2019, and after first being duly sworn according to law, does state the following as true and correct to the best of Affiant's knowledge, information and belief:

1. That Affiant prepared a Warranty Deed from **Walter Russell Timmons and wife, Kathy Timmons** (Grantor) to **Ryan H. Pruitt and Wife, Kelly R. Pruitt** (Grantee), of record in **Instrument No. 20060315-0029687**, in the Register's Office for Davidson County, Tennessee.

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

3. That the correct legal description is as follows:

   Land in Davidson County, Tennessee, being Easterly 50 feet of the Southerly 150 feet of Lot No. 157 on the Plan of Stratton & Seymour's Addition To Edgefield now East Nashville of record in Plat Book 57, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

   Said part of Lot No. 57 fronts 50 feet on the Northerly side of Chicamauga Avenue and runs back between parallel lines 150 feet to an alley, which was established and shown on the plan of record in Book 332, Page 63, Register's Office of Davidson County, Tennessee.

4. This Affidavit is made to correct typographical errors as a result of a scrivener's error and not the intentional acts of the parties.

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 aforesaid, **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 16th day of May, 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