This instrument prepared by:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Karen Johnson Davidson County
Batch# 244585 AFFIDAVIT
06/17/2019 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190617-0058273

AFFIDAVIT OF SCRIVENER'S ERROR
(Correction of Quitclaim Deed of Record in Instrument 20090223-0015462, Register's Office for Davidson County, Tennessee)

Comes now **Dale Ternes** who, having first been duly sworn according to law, deposes and says:

1. That on or about the 21st day of February, 2009, I prepared the said Quitclaim Deed from Teresa Ternes to Dale Ternes, recorded in Instrument 20090223-0015462, Register's Office of Rutherford County, Tennessee;

2. By mistake and inadvertence said Quitclaim Deed contained a legal description with typographical errors.

3. The correct and intended legal description; which shall replace the legal description stated in said Quitclaim Deed, is as follows:

4. Land in Davidson County, Tennessee, and being all of Lot No. 319, Section five, Caldwell Country Estates, according to survey and plat of same appearing of record in Book 3300, page 16, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

SAID Lot fronts 93.11 feet on the westerly side of Edmondson Pike and runs back 134.6 feet on the northeasterly line and 113 feet on the southwesterly line to a dead line in the rear on which it measures 100.5 feet.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING PROPERTY conveyed to Metropolitan Government of Nashville and Davidson County by Warranty Deed in Book 7164, page 306, said Register's Office.

Land in Davidson County, Tennessee, being a part of Lot No. 319 on the Plan of Caldwell Country Estates, Section V, as of record in Book 3300, Page 16, Register's Office for said County.

Beginning at a point, said point being the northeastern property corner 25 feet from the centerline of Edmondson Pike; thence along said right-of-way line S42°41'W for 51.12 feet to a

point; thence along a curve to the left of radius 750 feet for 41.99 feet to a point on the southern property line; thence N50°31'28"W for 5 feet to a point; thence along a curve to the right radius 755 feet for 42.27 feet to a point; thence N42°41'E for 51.12 feet to a point on the northern property line; thence along said property line S47°19'E for 5 feet to the point of beginning and containing an area of 466.25 square feet, more or less.

Further affiant says not.

DALE TERNES

Sworn to and subscribed before me this 12th day of June, 2019.

NOTARY PUBLIC
My Commission Expires: 04/17/2023

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

State of Tennessee
County of Rutherford

Personally appeared before me, Dale Ternes, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of June, 2019.

NOTARY PUBLIC
My Commission Expires: 04/17/2023

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught 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: 11.20.22

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY