Karen Johnson Davidson County
Batch# 258511 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20190718-0070327

This Instrument Prepared By:
Richard A. Northcutt, Attorney
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

SCRIVENER'S AFFIDAVIT

RE: Correction of legal description in Quitclaim Deed
from Kudzu Real Estate, Inc.
to Rosemary Partners, LLC of record in
Instrument Number 201906280063006, Register's Office for
Davidson County, Tennessee
Map/Parcel #07211032900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Tammy Tanner, who is an Employee for Metropolitan Escrow, Inc. and whose address is 217 Pineway Drive - Nashville, TN 37217, and would state as follows:

On the 27th day of June, 2019, I was an employee of Metropolitan Escrow, Inc. One of my duties was to assist in the preparation of various documents, including Deeds, Quitclaim Deeds, Deeds of Trust, Assignments of Deed of Trust or other similar conveyances of real estate. In connection with my work, I was called upon, from time to time, to prepare and/or review real estate property documents.

Recorded in Instrument Number 201906280063006, in the Register's Office for Davidson County, Tennessee, is a Warranty Deed conveying certain real property that was executed by Kudzu Real Estate, Inc., as GRANTORS, to Rosemary Partners, LLC, as GRANTEES. The legal description, which appears of record is set forth as follows:

Land in Davidson County, Tennessee, being the westerly 37 feet of Lot No. 16 on the Plan of Hal Harding Land of record in Book 843, Page 47 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Kudzu Real Estate, Inc., by deed from William Renick, Jr., unmarried, of record in Instrument No. 20130426-0041557, Register's Office for Davidson County, Tennessee, dated 4/25/13 and recorded on 4/26/13.

The foregoing instrument contains a scrivener's error in that the legal description is incomplete on said Quitclaim Deed. This error was unintentional. The correct and proper legal description which should appear in the deed of record in Instrument Number 201906280063006 said Register's Office, is as follows:

Land in Davidson County, Tennessee, being the westerly 37 feet of Lot No. 16 on the Plan of Hal Harding Land of record in Book 843, Page 47 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. 16 fronts 37 feet on the southerly side of Litton Avenue and extends back 153 feet, more or less, on the easterly line 156 feet more or less, on the westerly line to an alley in the rear, measuring 37 feet thereon.

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

EXECUTED on this 17th day of July, 2019.

(AFFIANT) – Tammy Tanner

OATH AND ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the within named Tammy Tanner, of Metropolitan Escrow, Inc., 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 and official seal this 17th day of July, 2019.

My commission expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.