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Karen Johnson Davidson County
Batch# 259771 AFFIDAVIT
07/22/2019 08:53:28 AM 1 pg
Fees: $12.00 Taxes: $0.00
20190722-0071304

Property Address:
5110 Michigan Avenue
Nashville, TN 37209
Map-Parcel - 091070285.00

SCRIVENER'S AFFIDAVIT

WHEREAS, June 15, 2010, ESQUIRE TITLE and ESCROW, INC., prepared a Warranty Deed wherein Toni J. Rothfuss conveyed real property to Mary Carolyn Roberts of record in Instrument No. 20100701-0051613, Register's Office for Davidson County, Tennessee, and;

WHEREAS, by Scrivener's error, Plat Book 57, Page 74 & 75 were omitted from the legal description.

WHEREAS, the correct legal description is as follows:

Land located in Davidson County, Tennessee:

Being Lots No. 1017, 1019 and part of 1015 of Block No. 169, Plan No. 1 West Nashville of record in Plat Book 57, Pages 74 and 75. Said Lots front 58 feet on the northerly side of Michigan Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Toni J. Rothfuss, unmarried by deed dated March 29, 2000 from James E. Binkley and Elisa Stephens of record in Instrument No. 20000403-0032949, Register's Office for Davidson County, Tennessee.

NOW, Therefore this Affidavit is being executed for the express purpose of acknowledging and correcting the Scrivener's error in said Deed. It is the intent of all parties that the legal description being conveyed was in Plat Book 57, Pages 74 & 75 The above reference legal description is hereby substituted for the legal description contained of record in Instrument No. 20100701-0051613 as if recorded verbatim therein upon original execution.

Signed this 18th of July, 2019.

Esquire Title and Escrow, Inc.

By: _____
I. Dyke Tatum, President

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **I. Dyke Tatum** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be **President of Esquire Title and Escrow, Inc.** the within named bargainor, and that he as such **President**, being authorized to do so, executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **18th day of July, 2019.**

_____
Theresa L. Smith Notary Public

My Commission expires: 9/6/2022

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Prepared by and Return to:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215