Karen Johnson Davidson County
Batch# 259880 AFFIDAVIT
07/22/2019 09:31:49 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190722-0071445

This Instrument Prepared By:
Freeman and Bracey, PLC
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070-0527

SCRIVENER'S AFFIDAVIT

WHEREAS, this affidavit is executed to correct the deed description of a certain Warranty Deed from Linda Grubbs Engles, Executrix of the Estate of Marsha Lane Thomas Lautenbach, to John Thomas Brackeen and John Robert Bathen, a married couple, dated April 30, 2018, and recorded on May 2, 2018 as Instrument No. 20180502-0041464, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Freeman & Bracey, PLC (formerly Haynes, Freeman & Bracey, PLC), prepared said Warranty Deed transferring certain property and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 of Block "C" on the Plan of Jackson Park, Section No. 3, not of record, described according to a survey made by James A Hamilton, Jr., Surveyor, December 6, 1948, as follows:

BEGINNING on the southerly margin of Kenwood Drive at the corner of Lots Nos. 20 and 2 - thence with the line between said two lots, southwardly 250 feet to the southeast corner of Lot No. 20; thence eastwardly 180 feet, more or less, to the westerly margin of Eastdale Drive; thence with said Drive, northwardly 175 feet,more or less, to a point; thence continuing northwardly, with said Drive, 50 feet to the beginning of a curve; thence around said curve in a northwesterly direction with a radius of 25 feet, to the southerly margin of Kenwood Drive; thence with the southerly margin of said Drive, westwardly 175 feet to the beginning.

Being the same property conveyed to A.R. LAUTENBACH & WIFE, MARSHA T. LAUTENBACH, by deed from L.H. HARDAWAY, JR., EXECUTOR OF THE ESTATE OF L.H. HARDAWAY, of record in Book 7829, Page 90, dated May 1, 1989, said Register's Office. A.R. LAUTENBACH having since died on or about August 9, 2013, leaving MARSHA LANE THOMAS LAUTENBACH, as surviving tenant by the entirety. MARSHA LANE THOMAS LAUTENBACH having since died testate on or about July 7, 2017. Also Last Will and Testament of MARSHA LANE THOMAS LAUTENBACH, in The Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 17P1423.

WHEREAS, said description in said Warranty Deed should be corrected and should be more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 of Block "G" on the Plan of Jackson Park, Section No. 3, not of record, described according to a survey made by James A Hamilton, Jr., Surveyor, December 6, 1948, as follows:

BEGINNING on the southerly margin of Kenwood Drive at the corner of Lots Nos. 20 and 21; thence with the line between said two lots, southwardly 250 feet to the southeast corner of Lot No. 20; thence eastwardly 180 feet, more or less, to the westerly margin of Eastdale Drive; thence with said Drive, northwardly 175 feet, more or less, to a point; thence continuing northwardly, with said Drive, 50 feet to the beginning of a curve; thence around said curve in a northwesterly direction with a radius of 25 feet, to the southerly margin of Kenwood Drive; thence with the southerly margin of said Drive, westwardly 175 feet to the beginning.

Being the same property conveyed to A.R. LAUTENBACH & WIFE, MARSHA T. LAUTENBACH, by deed from L.H. HARDAWAY, JR., EXECUTOR OF THE ESTATE OF L.H. HARDAWAY, of record in Book 7829, Page 489, dated May 1, 1989, said Register's Office. A.R. LAUTENBACH having since died on or about August 9, 2013, leaving MARSHA LANE THOMAS LAUTENBACH, as surviving tenant by the entirety. MARSHA LANE THOMAS LAUTENBACH having since died testate on or about July 7, 2017. Also Last Will and Testament of MARSHA LANE THOMAS LAUTENBACH, in The Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 17P1423.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 17 day of July, 2019.

FREEMAN & BRACEY, PLC

RUSSELL E. FREEMAN (BPR# 13244)
P. O. Box 547
Goodlettsville, Tennessee 37070
Phone: (615) 859-1328

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 **Russell E. Freeman**, with whom I am personally acquainted (or proved upon the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an attorney with the law firm of Freeman & Bracey, PLC and that he as such representative of said law firm, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the law firm by himself as an attorney.

WITNESS my hand and official seal at Goodlettsville, Tennessee, on this the 17 day of July, 2019.

Judy Callis
NOTARY PUBLIC

My Commission Expires: 