Karen Johnson Davidson County
Batch# 260999 AFFIDAVIT
07/23/2019 01:30:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190723-0072261

TO REGISTER OF DEEDS:
LIST IN DIRECT INDEX UNDER:
WILLIAM RUFF AND WIFE, DAWN RUFF
TO
JOHN W. DANT, III AND WIFE, GINNY B. DANT

File No. 32387
Map: 105-05
Parcel: 004.00CO

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Patrick H. Poole, Attorney at Law, a resident of Williamson County, Tennessee, and of lawful age, hereinafter referred to as "Affiant," being first duly sworn according to law, deposes and states as follows:

1. That Affiant, as principal of Ortale Kelley Law Firm, did on March 28, 2019, prepare a Warranty Deed (the "Warranty Deed") conveying certain real property from WILLIAM RUFF AND WIFE, DAWN RUFF, as Grantor, to JOHN W. DANT, III AND WIFE, GINNY B. DANT, as Grantee.

2. That the subject Warranty Deed was recorded on March 29, 2019, in Instrument No. 20190329-0028595, in the Register's Office for Davidson County, Tennessee.

3. That through mistake and inadvertence, the Legal Description of the real property being conveyed by the Warranty Deed was incorrectly recited as:

   "LAND in Davidson County, Tennessee, being Lot No. 14 on the Map of George T. Waddey's Subdivision of Lot No. 28 in O.B. Rokeby Addition as of record in Book 421, page 141, Register's Office for Davidson County, Tennessee, and the northerly 1/2 of Lot No. 1 on the Map of the Subdivision of Blocks 37 and 52, and being a part of Block 37 of the O.B. Rokeby Addition, of record in Book 547, page 2, said Register's Office.

   SAID Lot No. 14 fronts 50 feet on the easterly side of Villa Place and runs back between parallel lines 151 feet 6 inches, to an alley.

   SAID part of said lots fronts 28 feet on the easterly side Villa Place, and runs back between lines 152 feet 6 1/2 inches on the south line and 152 feet 6 inches on the north lines, to an alley on which it measures 28 feet."

4. The Affiant makes this Affidavit for the purpose of correcting the Warranty Deed of record in Instrument No. 20190329-0028595, in the Register's Office for Davidson County, Tennessee, to describe the legal description of the real property being conveyed on and by the Warranty Deed, from that as recorded, to the correct legal description as follows:

   "LAND in Davidson County, Tennessee being Lot No. 14 on the Map of George I. Waddey's Resubdivision of Lot No. 28 in O.B. Hayes Rokeby Addition, of record in Book 421, Page 141, Register's Office for Davidson County, Tennessee.

   SAID Lot No. 14 fronts 50 feet on the easterly side of Villa Place and runs back between parallel lines 152 feet 6 inches to an alley."

Patrick H. Poole, Attorney at Law
Affiant

Sworn to and subscribed before me this 23rd Day of July, 2019.

My Commission Expires: 5/2/22

Notary Public

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

ACKNOWLEDGMENT

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 Patrick H. Poole, Attorney at Law, the bargainor, 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 at Nashville, Tennessee, this 23rd Day of July, 2019.

My Commission Expires: 5/2/22

Notary Public

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

I, the undersigned, 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.

Patrick Poole

State of Tennessee)
County of Davidson)

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

Personally appeared before me, the undersigned, a Notary Public for this county and state **Patrick Poole** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public