This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

Karen Johnson Davidson County
Batch# 274263 AFFIDAVIT
08/21/2019 07:36:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190821-0083676

# SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Melissa Jansen**, an employee of Rudy Title & Escrow, hereinafter referred to as Affiant, on this 6th day of August, 2019, and after first being duly sworn according to law, does state the following as true and correct to the best of Affiant's knowledge, information and belief:

1. That Rudy Title & Escrow prepared a Warranty Deed from **Suzanne McDermott, Unmarried** (Grantor) to **Jake Orrall, a single man** (Grantee), of record in **Instrument No. 20120627-0056221**, in the Register's Office for Davidson County, Tennessee.

2. That said Warranty Deed erroneously listed the legal description as follows:

   **Land in Davidson County, Tennessee, Being Lot No. 5 on the plan of W.F. Davis' Subdivision of Block 22 of the Cumberland Nurseries of record in plat book 332, page 25, 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 the same property conveyed to Suzanne McDermott, a single woman by Deed from Sheila M. Zimmerman, unmarried of Record at Instrument No. 20050714-0081954, Register's Office for Davidson County, Tennessee, Dated July 5, 2005.**

3. That said legal description contained errors in that it incorrectly referenced the lot number.

4. That the correct legal description is as follows:

   **Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 5 on the Map of W.F. Davis' Subdivision of Block No. 22 of the Cumberland Nurseries, of record in Book 332, Page 25, Register's Office for said County.**

   **Said part of Lot No. 5 fronts 50 feet on the southerly side of Peachtree Street and runs back between parallel lines 238 feet to an alley.**

   **Being the same property conveyed to Suzanne McDermott, a single woman by Deed from Sheila M. Zimmerman, unmarried of Record at Instrument No. 20050714-0081954, Register's Office for Davidson County, Tennessee, Dated July 5, 2005.**

5. This Affidavit is made to correct typographical errors as a result of a scrivener's error and not the intentional acts of the parties.

Melissa Jansen, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Melissa Jansen**, the within named Affiant, 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 this 16th day of August, 2019.

Notary Public

My Commission Expires:

