Karen Johnson Davidson County
Batch# 275988 AFFIDAVIT
08/23/2019 12:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190823-0085023

Prepared by:
Wagon Wheel Title
204 South 11th Street
Nashville, TN 37206

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, Anne Marie Chandler, as authorized representative of Wagon Wheel Title & Escrow, LLC being first duly sworn, deposes and makes oath as follows:

I prepared the following documents:

1. Warranty Deed dated December 8, 2016, from K&D Werks, LLC (Grantor), to Bryant A. Cummings (Grantee), which was recorded in Instrument No. 20161212-0129910, said Register's Office;

The legal description of the real property contained in the above-referenced instrument is incorrect. The word "Harris" should have been "Horns." The correct legal description is attached hereto as Exhibit A.

Therefore, in order to comply with the intentions of the parties to said instruments, the legal description of real property attached hereto as Exhibit A is hereby substituted in its entirety for the legal description originally contained in the above-referenced instruments.

Witness my hand this 22nd day of August, 2019.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anne Marie Chandler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent of Wagon Wheel Title & Escrow, LLC, a Tennessee limited liability company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and official seal this 22nd day of August, 2019.

Notary Public



Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Sharpe & Horns Second Addn. to East Nashville of record in Plat Book 161, Page 53, 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 Douglas Ryans by Warranty deed from Katie Beasley, married of record in Instrument No. 20140212-0012430 Register's Office for Davidson County, Tennessee, dated February 10, 2014 and recorded on February 12, 2014.

Being the same property conveyed to K&D Werks, LLC by Warranty deed from Douglas Ryans, an unmarried man of record in Instrument No. 20160411-0034680 Register's Office for Davidson County, Tennessee, dated April 8, 2016 and recorded on April 11, 2016.

Being also known as 903 Joseph Avenue Nashville, Tennessee 372075418.

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022