Karen Johnson Davidson County
Batch# 291550 AFFIDAVIT
09/26/2019 09:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190926-0097843

Prepared by: Matthew J. Ellis, Attorney, BATSON NOLAN PLC, 121 South Third Street, Clarksville, TN 37040. (931) 647-1501

AFFIDAVIT OF SCRIVENER'S ERROR
[Quit Claim Deed – Instrument No. 20160209-0012291, RODCT]

This Affidavit is being executed for the purpose of placing of record the correct legal description in the Quitclaim Deed from Linda W. Highers, a single person, to Linda W. Highers, Trustee of the Linda W. Highers Revocable Trust dated January 7, 2016, appearing of record in Instrument No. 20160209-0012291, Register's Office for Davidson County, Tennessee.

Comes now, MATTHEW J. ELLIS, who, having first been duly sworn according to law, depose and say:

1. I am an attorney licensed to practice in the State of Tennessee, with the law firm of Batson Nolan PLC.

2. On or about the 1st day of February, 2016, a Quitclaim Deed was prepared and filed for record in Instrument No. 20160209-0012291, Register's Office for Davidson County, Tennessee, wherein Linda W. Highers conveyed Tract 1B being part of Lot No. 2, being parcel 026-045.00 and Lot No. 1, being parcel 026-047.00, to Linda W. Highers, Trustee of the Linda W. Highers Revocable Trust dated January 7, 2016.

3. It has been discovered that in the above referenced Quitclaim Deed, an error was contained in the legal description, for Parcel three, Tract 1B and Parcel four.

4. Therefore, this Affidavit of Scrivener's Error is being recorded to place of record the correct legal description in the Quitclaim Deed appearing of record in Instrument No. 20160209-0012291, Register's Office for Davidson County, Tennessee, to:

Parcel Three: 104 Liberty Lane- Map and Parcel No: 026-045.00

Tract 1B: Being a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, identified as Tract 1B, located on the easterly margin of Liberty Lane, approximately 290 feet northerly of Gallatin Pike, being part of Lot No. 2 shown on the plan of Resubdivision of part of Lots Nos 9 and 10, A.L Moore's Subdivision of Biltmore of record in Book 6900, Page 18, Register's Office for said county, and being more particularly described as follows:

Beginning at a concrete monument on the easterly margin of Liberty Lane as widened (25 feet from centerline), said monument being north 452 feet, more or less, from the northerly margin of Gallatin Pike, and further described as being the northwest corner of the herein described tract; thence, leaving said Liberty Lane with the southerly line to Betty B. Hester of record in Book 5275, Page 747, said Register's Office, N 50° 35' 26" E, 375.33 feet to the westerly line to Robert O. Frensley, Trustee, of record in Book 6296, Page 413, said Register's Office , thence, with Frensley's line S 25° 35' 37" E, 98.37 feet to the common corner of Lots Nos. 1 and 2 on said referenced subdivision; thence, with the line between said lots, S 50° 35' 26" W, 254.25 feet to the northwest corner of Lot No. 1 on said subdivision; thence, continuing with the line between said lots, S 26° 21' 25" E, 62.27 feet to an iron pin, being 290.00 feet north of the northerly margin of Gallatin Pike; thence, with a severance line crossing said Lot No. 2 S 49° 50' 09" W 119.85 feet to the easterly margin of Liberty Lane; thence, with said margin N 26° 21' 25" W, 68.81 feet to a monument; thence N 26° 30' 46" W, 93.08 feet to the point of beginning and containing 43,117 square feet or 0.99 acre.

Parcel Four: 2200 Gallatin Pike- Map and Parcel No: 026-047.00

Land in Davidson County, Tennessee, being Lot No. 1 on the unrecorded Map of H.T. Curtis' Subdivision of part of Lots 9 and 10 of A.L. Moore's Subdivision of the Biltmore Lands, as of record in Book 421, Page 6, Register's Office for said County; and

resubdivided in Plat of record in Official Record Book Volume 6900, Page 18 Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin at the northeast intersection of U.S. Highway 31-E and Liberty Lane; thence with the margin of said highway north 48° 09' East 125 feet to an iron pin at the corner of Lot 1 on the Plat of record in Official Record Book Volume 6900, Page 18, said Register's Office; thence with the western line of Lot 1 North 26° 21' West 225 feet to a point in the southerly line of Lot 2, at an iron pin; thence with the line southerly of Lots 2, South 49° 50' 09" West 125 feet to an iron pin in the easterly margin of Liberty Lane; thence with the margin of the same South 27° 45' East 225 feet to the beginning, and being designated as Map and Parcel No. 26-27, on the Maps of the Assessor of Property for Davidson County, Tennessee.

BEING the same property conveyed to Linda W. Highers, Trustee of the Linda W. Highers Revocable Trust dated January 7, 2016, by Quitclaim Deed from Linda W. Highers, dated February 1, 2016 and recorded February 9, 2016 at 08:30 AM appearing of record in Instrument No. 20160209-0012291, Register's Office for Davidson County, Tennessee.

Further affiants say not.

MATTHEW J. ELLIS

State of Tennessee :
County of Montgomery :

Sworn to and subscribed before me this 6th day of September, 2019.

My commission expires: 05-24-21

NOTARY PUBLIC

COURTNEY MARCIONETTE
NOTARY PUBLIC
STATE OF TENNESSEE
MONTGOMERY COUNTY

State of Tennessee :
County of Montgomery :

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, MATTHEW J. ELLIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of September, 2019.

My Commission expires:
05-24-21

NOTARY PUBLIC

COURTNEY MARCIONETTE
NOTARY PUBLIC
STATE OF TENNESSEE
MONTGOMERY COUNTY

True Copy Certification

I, Matthew J. Ellis, 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.

Matthew J. Ellis
Signature

State of Tennessee

County of Montgomery

Personally appeared before me, Martha J. Ogle, a notary public for this county and state, Matthew J. Ellis, 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: 5-10-2021
Notary Seal

MARTHA J. OGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY