Karen Johnson Davidson County
Batch# 301875 AFFIDAVIT
10/16/2019 03:07:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191016-0106193

Prepared by and return to:
Wilkins and Ivey, Attys
104 Woodmont Blvd., Ste 100
Nashville, TN 37205
615-298-3312

AFFIDAVIT OF SCRIVENER'S ERROR

WHEREAS by Warranty Deed dated July 11, 2019 and recorded as Inst. No. 20190719-0070685, Register's Office for Davidson County, Tennessee, **Wayne G. Bunnelle and wife, Barbara Jenkins Bunnelle,** conveyed property to **Stephen Gretzinger, married**; and

WHEREAS, the legal description on said Warranty Deed is the same as that in the deed of record in Book 2884, page 487, said Register's Office; and

WHEREAS, the deed of record in Book 2884, page 487, said Register's Office was amended and correct by a deed of record in Book 2904, page 515 which deed of correction included substantial changes to the legal description; and

WHEREAS, due to a scrivener's error, the Warranty Deed of record as Inst. No. 20190719-0070685, Register's Office for Davidson County, Tennessee reflects the description prior to its correction; and

WHEREAS, the Warranty Deed was prepared under the supervision of an attorney licensed to practice law in the state of Tennessee who was employed by Tennessee Title Services at the time of the closing.

NOW THEREFORE, the undersigned duly authorized representative of **Tennessee Title Services does hereby modify and amend the Warranty Deed of record as Inst. No. 20190719-0070685, Register's Office for Davidson County, Tennessee** to include the following description as corrected by the deed of record in 2904, page 515, Register's Office for Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 12 on the Plan of A.L. Moore's Subdivision of Biltmore, as of record in Book 421, page 6, Register's Office for said County, being Tract "A" on a survey made by Ralph W. C. Lambert, Surveyor, February 14, 1959, described as follows:
Beginning at an iron pin in the easterly margin of a proposed road, said point being in the eastern boundary line of Lot No. 12 on said plan, said point being also north 54 degrees 35 minutes east 309 feet and north 24 degrees 15 minutes east 270 feet from the southeast corner of the property conveyed to Fred A. Atkinsson and wife, by deed from Kate Gammel et. al., of record in Book 2637, page 513, said Register's Office, said point being also north 24 degrees 15 minutes east 270 feet from the southeast corner of Lot No. 12 on said plan; thence with the easterly margin of said proposed road north 7 degrees west 380 feet to the corner of Tracts "A" and "B" on said survey; thence with the line between said two tracts easterly 235 feet to the eastern boundary line of Lot No. 12 on said plan; thence with the eastern boundary line of Lot No. 12 south 24 degrees 15 minutes east 445 feet to the beginning, containing1 acre, more or less.

Included in the above description, but excluded therefrom is that portion of the property conveyed to the State of Tennessee, by Warranty Deed of record in Book 7523, page 873, described as follows:

Beginning at a point in the east margin of Liberty Lane and the north boundary of the C. M. Peebles property thence, on a curve left with a 75 foot radius 57.197 feet to a point in the Thomas F. Diskin northeast boundary; thence with said boundary south 31 degrees, 16 minutes, 11 seconds west, 17 feet more or less to a point in the C. M. Peebles northeast boundary; thence with said boundary northwestwardly 68 feet more or less to the point of beginning and containing 225 square feet.

WITNESS my hand this the 15th day of October, 2019.

Tennessee Title Service, LLC

By: Cassie Pulley

Cassie Pulley, Processor
Name Title

State of Tennessee
County of ~~Davidson~~ Sumner

Sworn to and subscribed before me this the 15th day of October, 2019.

Kim Gillespie
Notary Public

My Commission Expires: 9.22.20

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Sumner

Before me, the undersigned, personally appeared Cassie Pulley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Processor, of Tennessee Title Services, LLC the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal on October 15, 2019.

Kim Gillespie
Notary Public

My Commission Expires: 9.22.20

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY