Karen Johnson Davidson County
Batch# 315605 AFFIDAVIT
11/14/2019 10:46:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191114-0117492

THIS INSTRUMENT WAS
PREPARED BY:
Joshua L. Hunter, Esq.
1104 Fatherland Street
Nashville, Tennessee 37206

SCRIVENER'S AFFIDAVIT

I, Joshua Hunter, prepared a Quitclaim Deed for Eight-Nine King Development, LLC, of record in Instrument No. 20191028-0110527, Register's Office for Davidson County, Tennessee, and do hereby certify that the following corrections should be made to the above-referenced instrument:

The legal description errantly included:

PARCEL 4 (13 FERN AVE., 071-14-0-282.00):

Land in Davidson County, Tennessee, being Lots No. 1 and 2 of Block "E" on the Plan of East View Subdivision of the Shwab Property of record in Plat Book 547, Page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 65 feet on the Westerly side of Elmhurst Avenue, and runs back 150 feet on the North line, and 150 feet and 2 inches on the South side line, with the Northerly margin of East Moreland Avenue (now Fern Street), to a dead line, and shows 55 feet and 8 inches on said dead line. Said Lot No. 2 fronts 50 feet on the Westerly side of Elmhurst Avenue, and runs back between parallel lines 150 feet to a dead line.

Being Tract 5 of the same property conveyed to Eight-Nine King Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Urban Gate Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150605- 0052955, in the Register's Office of Davidson County, Tennessee, dated June 02, 2015 and recorded on June 05, 2015.

As amended, Parcel 071-14-0-282.00 should be struck from the legal description.

Witness my hand this 14th day of November, 2019.

Joshua L. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joshua L. Hunter, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, this 14th day of November, 2019.

My Commission Expires:

Notary Public

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

