Karen Johnson Davidson County
Batch# 316385 AFFIDAVIT
11/15/2019 12:16:43 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191115-0118121

This Instrument Prepared By:
Elizabeth Ryder Sykes, Esq.
Farmer Purcell White & Lassiter, PLLC
150 Fourth Avenue North, Suite 1820
Nashville, TN 37219

SCRIVENER'S AFFIDAVIT
FOR
WARRANTY DEED OF RECORD IN
BOOK 8726, PAGE 1
REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE
MAP AND PARCEL: 056 00 0 065.00

The undersigned, **CLARK H. TIDWELL**, preparer of the Warranty Deed from Clara C. Baker to John Franklin Baker and wife, Gloria Anne Marakis Baker, dated September 9, 1992, of record in Book 8726, Page 1, Register's Office for Davidson County, Tennessee, having been duly sworn certifies the following:

That by inadvertent mistake an error was made in preparing the Warranty Deed from Clara C. Baker to John Franklin Baker and wife, Gloria Anne Marakis Baker, dated September 9, 1992, of record in Book 8726, Page 1, Register's Office for Davidson County, Tennessee. In the Warranty Deed, an error was made in the legal description of the property to be transferred (the legal description referenced Deed Book 3835, Page 267 when it should have referenced Deed Book 1339, page 680). The correct legal description of the property to be transferred by the Warranty Deed is as follows:

BEGINNING at an iron pin, said pin being in the northwesterly margin of Old Hickory Boulevard;

THENCE, with said margin of Old Hickory Boulevard, South 22 degrees 09 minutes 12 seconds West, 646.95 feet to an iron pin;

THENCE, leaving said margin of Old Hickory Boulevard, North 63 degrees 45 minutes 00 seconds West, 688.35 feet to an iron pin;

THENCE, North 03 degrees 20 minutes 38 seconds East, 494.13 feet to an iron pin;

THENCE, South 81 degrees 16 minutes 52 seconds East, 269.80 feet to an iron pin;

THENCE, South 75 degrees 06 minutes 08 seconds East, 436.80 feet to an iron pin;

THENCE, South 72 degrees 29 minutes 06 seconds East, 150.69 feet to the point of beginning, containing 10.13 acres more or less.

BEING a portion of the same property conveyed to J. Frank Baker and wife, Clara C. Baker, by deed from J.A. Crunk and wife, Ela E. Crunk, of record in Book 1339, page 680 of the Register's Office of Davidson County, Tennessee. The said J. Frank Baker is deceased.

This is property known as 5171 Old Hickory Boulevard, Nashville, TN 37218.

This Affidavit is being recorded to correct the legal description contained in the Warranty Deed from Clara C. Baker to John Franklin Baker and wife, Gloria Anne Marakis Baker, dated September 9, 1992, of record in Book 8726, Page 1, Register's Office for Davidson County, Tennessee, and should be relied on for that purpose.

IN WITNESS WHEREOF I have set my hand this 28th day of October, 2019.

Clark H. Tidwell

CLARK H. TIDWELL

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **CLARK H. TIDWELL**, with whom I am personally acquainted, the bargainor, and who, being authorized to do so acknowledged he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 28th day of October, 2019.

Julia A. Cottingham
Notary Public

My Commission Expires: 9-7-2020

JULIA A. COTTINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY