Karen Johnson Davidson County
Batch# 316386 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
20191115-0118122

This Instrument Prepared By:
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150 Fourth Avenue North, Suite 1820
Nashville, TN 37219

SCRIVENER'S AFFIDAVIT
FOR
QUITCLAIM DEED OF RECORD IN
BOOK 10023, PAGE 201
REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE
MAP AND PARCEL: 056 00 0 034.00

The undersigned, **K. GABRIEL HEISER**, preparer of the Quitclaim Deed from Clara C. Baker to John Franklin Baker, Jr., dated April 17, 1996, of record in Book 10023, Page 201, 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 Quitclaim Deed from Clara C. Baker to John Franklin Baker, Jr., dated April 17, 1996, of record in Book 10023, Page 201, Register's Office for Davidson County, Tennessee. In the Quitclaim Deed, an error was made in the legal description of the property to be transferred (it failed to exclude the tract of land which was conveyed by Clara C. Baker to John Franklin Baker and wife, Gloria Anne Marakis Baker, by Warranty Deed dated September 9, 1992 and of record in Book 8726, Page 1, said Register's Office). The correct legal description of the property to be transferred by the Quitclaim Deed is as follows:

> Land in Davidson County, Tennessee, being located in the 13th Civil District, and situated about 8-1/2 miles from Nashville on the west side of the Sulphur Creek road, and described as follows:
>
> Beginning at the center of said road at the southeast corner of a tract of land containing 22.64 acres, conveyed by J. P. Zeigler and wife, Ruth Zeigler to Mrs. Laura May Denton, by deed recorded in the Register's Office of said County, in Book 433, page 441, being also Zeigler's northeast corner; thence with the center of said road North 26-1/4° East 12-1/2 poles to a point, North 34° East 18.16 poles to a point, North 19-1/2° East 20 poles to a point, North 15-3/4° East 36-1/2 poles to a point. North 32° East 28 poles to a point, North 1-3/4° poles to a point. North 32° East 28 poles to a point, North 1-3/4° East 26 poles to a point North 41° East 8 poles to a point, North 15° West 7 poles to a point, North 31° West 20 poles to the center of Back Creek Road; thence down the same South 87° West 14 poles, South 71° West 14 poles, South 83° West 14-1/2 poles, West 32 poles South 70° West 18 poles, South 63° West 51-1/2 poles, South 41° West 13-1/2 poles to the northeast corner of a tract of 50 acres of land conveyed by W.E. Hyde and wife to W.L. Bainbridge by deed recorded in the aforesaid Register's Office in Book 291, page 381; thence with the easterly boundary line of same, South 14° East 33 poles to Seigler's northwest corner; thence with his line South 72° East 27-1/4 poles to a sugar tree; thence South 4-1/2° East 42 poles to a stake; thence South 62-3/4° East 72 poles to the beginning, containing 103.37 acres, more or less.

Included in the above description but specifically excluded herefrom is the following described tract of land, being retained by J.A. Crunk and wife, Ela E. Crunk, according to survey of D. E. Boner, December 11, 1945, as follows:

> Beginning in the center of Old Hickory Boulevard at Zeigler's northeast corner in Owens' west line; thence with the center of said Boulevard north 22° 6' East 300 feet; thence leaving the boulevard north 63° 45' West 726 feet; thence South 22° 6' West 300 feet to a point in Zeigler's north line; thence along said line, South 63° 45' East 726 feet to the point of beginning.

Also included in the above description but specifically excluded herefrom is the following described tract of land, which was conveyed by Clara C. Baker to John Franklin Baker and wife, Gloria Anne Marakis Baker, by Warranty Deed dated September 9, 1992 and of record in Book 8726, Page 1, said Register's Office:

> 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 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 said Register's Office.

Being 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 said Register's Office. The said J. Frank Baker is now deceased.

This is improved property known as 5183 Old Hickory Boulevard, Nashville, TN 37218.

This Affidavit is being recorded to correct the legal description contained in the Quitclaim Deed from Clara C. Baker to John Franklin Baker, Jr., dated April 17, 1996, of record in Book 10023, Page 201, Register's Office for Davidson County, Tennessee, and should be relied on for that purpose.

IN WITNESS WHEREOF I have set my hand this 5th day of November, 2019.

Kenneth Gabriel Heiser

K. GABRIEL HEISER

STATE OF Virginia
COUNTY OF Fairfax

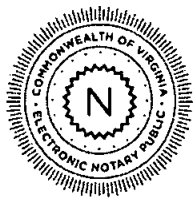
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **K. GABRIEL HEISER**, who proved their identity to me, the bargainor, and who, being authorized to do so acknowledged he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 5th day of November, 2019.

Emily Annette Ott

Notary Public

My Commission Expires: 11/30/2023



EMILY ANNETTE OTT

REGISTRATION NUMBER
7826268
COMMISSION EXPIRES
NOVEMBER 30, 2023

Notarized online using audio-video communication