This instrument prepared by: Box 10-B
Cohen & Cohen, Attorneys At Law
4908 Charlotte Avenue
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 317505 AFFIDAVIT
11/19/2019 02:59:28 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191119-0119483

AFFIDAVIT OF SCRIVENER'S ERROR

This affidavit is being given for the purpose of correcting a transposed number of feet in a survey call in the legal description of the Warranty Deed to Doug Cox and wife, Gretchen Cox, conveying certain real property known as 131 East End Road, Goodlettsville, TN 37072, Map & Parcel 002-00-0-045.00 SI 001 & SI 002. Said Warranty Deed was recorded March 4, 2019 as Instrument No. 20190304-0019468, Register's Office for Davidson County, Tennessee.

Comes now LEE A. COHEN who, having first been duly sworn according to law, depose and say:

1. **That I am an attorney at law licensed to practice in the Courts of the State of Tennessee, maintaining a law office in Davidson County, Tennessee,**

2. **That on or about March 4, 2019, my office, under my direction, used the following legal description in preparation of the warranty deed referenced above wherein a certain survey call was incorrectly stated as 139.5 feet, (instead of 135.9 feet) to wit:**

A PARCEL OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY NEAR RIDGETOP, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT POINT IN THE NORTH RIGHT OF WAY OF EAST END ROAD, BEING 860 FEET EAST MORE OR LESS FROM THE INTERSECTION OF HIGHWAY 41 AND EAST END ROAD.
THENCE S 70°32'53" W 101.0 FEET, TO A POINT, THENCE N 4°50'39" W 316.1 FEET, TO A POINT, THENCE N 2°01'47" W 139.5 FEET, TO A POINT, THENCE S 82°57'47" E 111.4 FEET, TO A POINT, THENCE S 2°17'12" E 403.9 FEET, TO THE POINT OF BEGINNING. CONTAINING APPROXIMATELY 1.04 ACRES, MORE OR LESS, AS SHOWN ON SURVEY OF PATRICK S. COODE, TN RLS#855, PATRICK COODE AND COMPANY, LLC, 144 SPRING VALLEY ROAD, NASHVILLE, TN 37214, DATED FEBRUARY 5, 2019, BEARING FILE NO. 219-012.**

3. **That certain survey call is corrected to 135.9 feet and that the correct legal description is as follows:**

A PARCEL OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY NEAR RIDGETOP, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT POINT IN THE NORTH RIGHT OF WAY OF EAST END ROAD, BEING 860 FEET EAST MORE OR LESS FROM THE INTERSECTION OF HIGHWAY 41 AND EAST END ROAD.
THENCE S 70°32'53" W 101.0 FEET, TO A POINT, THENCE N 4°50'39" W 316.1 FEET, TO A POINT, THENCE N 2°01'47" W 135.9 FEET, TO A POINT, THENCE S 82°57'47" E 111.4 FEET, TO A POINT, THENCE S 2°17'12" E 403.9 FEET, TO THE POINT OF BEGINNING. CONTAINING APPROXIMATELY 1.04 ACRES, MORE OR LESS, AS SHOWN ON SURVEY OF PATRICK S. COODE, TN RLS#855, PATRICK COODE AND COMPANY, LLC, 144 SPRING VALLEY ROAD, NASHVILLE, TN 37214, DATED FEBRUARY 5, 2019, BEARING FILE NO. 219-012.**

3. **That the intent of the parties to the transaction was that the legal description match the survey attached and recorded with the Warranty Deed.**

Further affiant says not.

Lee A. Cohen

LEE A. COHEN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 19th day of November, 2019.

My commission expires:
May 2, 2022

NOTARY PUBLIC

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lee A. Cohen, 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 19th day of November, 2019.

My commission expires:
May 2, 2022

NOTARY PUBLIC

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON