AFTER RECORDATION, RETURN TO:
TENNESSEE TITLE & ESCROW AFFILIATES, LLC
7105 CROSSROADS BLVD., SUITE 101
BRENTWOOD, TN 37062

PREPARED BY:
TENNESSEE TITLE & ESCROW AFFILIATES, LLC
7105 CROSSROADS BLVD., SUITE 101
BRENTWOOD, TN 37062

Karen Johnson Davidson County
Batch# 317721 AFFIDAVIT
11/20/2019 09:40:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191120-0119771

AFFIDAVIT OF SCRIVENER'S ERROR
WARRANTY DEED

Before me, the undersigned attesting officer, came Triston Jacobs, (the "Affiant"), who being sworn, duly deposes as follows:

1. **The, (Affiant) prepared a Warranty Deed dated November 5th, 2019 and of record in Record Instrument No. 20191113-0116920, Register's Office for Davidson County, Tennessee, for a transaction involving the property described below, whereas Dorothy Nelson, Michael Nelson, James Woods, Millicent Woods, Willie Rhynes and Catherine Rhynes, hereinafter referred to as Grantors conveyed their interest in said property to Ferguson Ave Development, LLC a Tennessee limited liability company, hereinafter called the Grantee. Improved property known as: 1514 Ferguson Ave Nashville, TN 37212.**
2. **A Scrivener's Error was made in that the legal description in the instrument was incorrect.**
3. **The correct legal description for the property described should have been shown as:**
   Land in Davidson County, Tennessee, being the easterly 10.5 feet of Lot No. 155 and the westerly 39.8 feet of Lot No. 154 on the Map of Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
   Said parts od said Lots. 155 and 154 front 50 feet more or less on the northerly side of Ferguson Avenue and runs back between parallel lines 152 feet more or less to an alley.
   Being the same property conveyed to Dorothy Nelson by Warranty Deed from Kenneth M. McKay and Gloria McKay Maryland dated August 15, 1991 of record in Book 8422, page 130, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Michael Nelson, James Wood and Willie Rhynes, as joint tenants with right of survivorship, by Quitclaim Deed from Dorothy Nelson, unmarried, and retaining a life estate to herself, dated May 6, 2009 of record as Instrument No. 20090508-0042526, Register's Office for Davidson County, Tennessee.
4. **The purpose of this affidavit is to put all parties on notice of the above-described errors and to correct the same.**

Triston Jacobs

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Triston Jacobs** basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of September, 2019.

Notary Public

BRIAN HURST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 6, 2020

My commission expires: 7-6-2020

True Copy Certification

I, Trey Cain, 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.

Signature

State of TN

County of Willi

Personally appeared before me, ~~[Name of Notary~~ John Triston Jacobs], a notary public for this county and state, ~~[name of person making certification]~~ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

* Trey Cain

Notary's Signature

My Commission Expires: 1-24-21

Notary' Seal (if on paper)

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD