Prepared by & Return to:
Providence Title, LLC
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Nashville, TN 37214
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Karen Johnson Davidson County
Batch# 324031 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
20191203-0124528

# AFFIDAVIT OF SCRIVENER'S ERROR

in

**Quit Claim Deed**

STATE OF Tennessee
COUNTY OF Davidson

Comes now, Venikkia Branch, a principal, or employee, of Providence Title, LLC, and avers as follows:

1) That the document containing the error is the Quit Claim Deed of record in the Register's Office for County, Tennessee at Instrument Number 20190423-0037016.

2) That the Grantor(s) in said document was Trustees of Clark Memorial United Methodist Church.

3) That the Grantee(s) in said document was Clark UMC Community Development Corporation, Inc., a Tennessee Not For Profit.

4) That the date of execution of said document was 04/22/2019.

5) The real property affected by the said document is municipally known as 1219 Phillips Street, located in the city/town of Nashville, Davidson County, TN and is more particularly described to wit:

**Parcel I - 1217 Phillips Street, Nashville, TN 37208 - M&P 092 04 0 097.00**

**Land in Davidson County, Tennessee, being Lot 51, as shown on the map entitled Thomas Hardings First Subdivision of Nashville, of record in Plat Book 19, Page 241, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

Being the same property conveyed to Grantor by Warranty Deed recorded at Instrument No. 20040505-0051183 in the Register's Office of Davidson County, Tennessee.

**Parcel II - 1219 Phillips Street, Nashville, TN 37208 - M&P 092 04 0 096.00**

**A certain tract or parcel of land in Davidson County, State of Tennessee, as follows:**

**Being the easterly forty (40) feet of part of Lot 42 in Thomas Hardings First Addition to Nashville, as recorded in Book 19, Page 24, of the Register's Office of Davidson County, Tennessee. Fronting forty (4) feet on the south side of Phillips Street and extending back between parallel lines One Hundred Fifty (150) feet, more or less, to an alley.**

Being the same property conveyed to Grantor by Warranty Deed recorded at Book 7983, Page 587 in the Register's Office of Davidson County, Tennessee.

**Parcel III - 1221 Phillips Street, Nashville, TN 37208 - M&P 092 04 0 095.00**

**Being parts of Lots 52 and 53 of the T. H. Harding Plan as of record in Book 19, Page 241, Register's Office for said County.**

**Said parts of Lots 52 and 53 front together 50 feet on the south side of Phillips Street and run back between parallel lines 150 feet to a dead line in the rear.**

Being the said property conveyed to Grantor by Warranty deed of record at Book 5831, Page 855 in the Register's Office of Davidson County, Tennessee.

6) That due to scrivener's error or oversight, said document was recorded with the following error: Parcel II reflected the incorrect lot number in the legal description.

**Parcel II - 1219 Phillips Street, Nashville, TN 37208 - M&P 092 04 0 096.00**

**A certain tract or parcel of land in Davidson County, State of Tennessee, as follows:**

**Being the easterly forty (40) feet of part of Lot 42 in Thomas Hardings First Addition to Nashville, as recorded in Book 19, Page 24, of the Register's Office of Davidson County, Tennessee. Fronting forty (4) feet on the south side of Phillips Street and extending back between parallel lines One Hundred Fifty (150) feet, more or less, to an alley.**

Being the same property conveyed to Grantor by Warranty Deed recorded at Book 7983, Page 587 in the Register's Office of Davidson County, Tennessee.

7) That the above mentioned error is corrected to read as follows, instead:

**Parcel II - 1219 Phillips Street, Nashville, TN 37208 - M&P 092 04 0 096.00**

**A certain tract or parcel of land in Davidson County, State of Tennessee, as follows:**

**Being the easterly forty (40) feet of part of Lot 52 in Thomas Hardings First Addition to Nashville, as recorded in Book 19, Page 24, of the Register's Office of Davidson County, Tennessee. Fronting forty (4) feet on the south side of Phillips Street and extending back between parallel lines One Hundred Fifty (150) feet, more or less, to an alley.**

Being the same property conveyed to Grantor by Warranty Deed recorded at Book 7983, Page 587 in the Register's Office of Davidson County, Tennessee.

8) That this Affidavit is made of the undersigned's own personal and factual knowledge and is intended to correct the above-described error.

EXECUTED on the 3rd day of December, 2019.

**Venikkia Branch**

STATE OF _TN_____
COUNTY OF Davidson

On this the 3rd day of **December, 2019**, before me, the undersigned officer, personally appeared **Venikkia Branch** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Venikkia Branch, 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 Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21