Karen Johnson Davidson County
Batch# 327155 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20191209-0126888

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Ryan Terrell**, hereinafter referred to as Affiant, on this the 5th day of December, 2019, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. That a Warranty Deed conveying property located at **3605 Normandy Place, Nashville, TN 37209** of record in **Instrument Number 20171106-0113715**, in the Register's Office for Davidson County, Tennessee, was recorded with a derivation clause that did not include an instrument number for purposes of conveyance.

2. The said Warranty Deed references an incorrect lot number within the legal description. The description states "... an iron pin in the line between lots 27 and 29, thence with the line between said lots." However, lots 27 and 29 are not adjacent. The deed should read "... an iron pin in the line between lots 27 and 28, thence with the line between said lots."

3. The legal description for said property should be corrected to read as follows:

   Land in Davidson County, Tennessee, being parts of Lot Nos. 28, 29 and 30 on the Map of West End Park Company's Subdivision, of record in Book 421, Page 152, in the Register's Office for Davidson County, to which plan reference is hereby made for a more complete description, and described according to a copy of survey thereof made by Ralph W. C. Lambert, Surveyor, dated December 30, 1955, as follows:

   Beginning at the southeast intersection of Normandy Place South as established and dedicated on the Revised Plan of Acklen Heights, of record in Book 1835, Page 10, Register's Office for said County, and an undeveloped alley, said point being 165 feet East of the East margin of 37th Avenue North; thence along the margin of said alley, South 14 degrees 19 minutes West 73.6 feet; thence South 15 degrees 50' West 139.6 feet to an iron pin in the line between Lots 27 and 28, thence with the line between said lots, South 63 degrees East 71 feet to an iron pin; thence North 9 degrees 15' East 218.5 feet to an iron pin in the South margin of Normandy Place South; thence with the margin of the same North 80 degrees 26' West 55 feet to the point of beginning.

4. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Ryan Terrell, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Ryan Terrell**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5 day of December 2019.

NOTARY PUBLIC

My Commission Expires:

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023