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

Karen Johnson Davidson County
Batch# 328826 AFFIDAVIT
12/12/2019 03:09:14 PM 1 pg
Fees: $12.00 Taxes: $0.00

20191212-0128412

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Kate Nyquist**, hereinafter referred to as Affiant, on this the 10th 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 her knowledge, information and belief:

1. That Affiant prepared a Quitclaim Deed of record in **Instrument Number 20191122-0120871**, Register's Office for Davidson County, Tennessee, by and between **CHRISTOPHER A. DAVIES-SCRUGGS** (Grantor) and **KATHERINE J. LOONEY** (Grantee).

2. That the legal description in said Quitclaim Deed was recorded with a typographical error.

3. That the correct legal description is as follows:

   Land in Davidson County, Tennessee, being Lot No. 2A, on the Plan of Zone Lot Division, Lot No. 1, 2, & 3, Westhurst Subdivision, as of record in Plat Book 5190, Page 765, Amended in Book 6250, Page 350, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more Complete and Accurate Description of said Lot.

   Being the same property conveyed to Christopher A. Davies-Scruggs and Katherine J. Looney, husband and wife by Warranty deed from Katya Hall-Frank, an unmarried woman of record in Instrument No. 20181002-0097883 Register's Office for Davidson County, Tennessee, dated October 01, 2018 and recorded on October 02, 2018.

   This is improved property known as: **3917 Westmont Avenue, Nashville, Tennessee 37215.**

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.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kate Nyquist, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of December, 2019.

NOTARY PUBLIC

My Commission Expires: 7/3/23

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