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

Karen Johnson Davidson County
Batch# 333027 AFFIDAVIT
12/23/2019 08:29:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191223-0131844

AFFIDAVIT OF SCRIVENER'S ERROR

This affidavit is being given for the purpose of correcting the legal description of the Quitclaim Deed to James Christopher Zerface, Jane Alice Zerface, and Katherine Anne Zerface, as tenants in common, conveying certain real property known as 823 Hermitage Ridge, Hermitage, TN 37076, Map & Parcel 074-04-0-048.00. Said Quitclaim Deed was recorded December 31, 2018 as Instrument No. 20181231-0126041, 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 December 28, 2018, my office, under my direction, used the following legal description in preparation of the Quitclaim Deed to wit:**

BEING LOT NO. 21 ON THE PLAN OF HERMITAGE HILLS, SECTION 12, AS SHOWN ON THE RESUBDIVISION OF LOTS 21 AND 22 OF HERMITAGE HILLS, SECTION 12, OF RECORD IN BOOK 5060, PAGE 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

3. **That the correct legal description is as follows:**

TRACT 1

BEING LOT NO. 21 ON THE PLAN OF HERMITAGE HILLS, SECTION 12, AS SHOWN ON THE RESUBDIVISION OF LOTS 21 AND 22 OF HERMITAGE HILLS, SECTION 12, OF RECORD IN BOOK 5060, PAGE 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING:

BEING A 0.02, MORE OR LESS, ACRE TRACT OF LAND LYING IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SAID TRACT FURTHER DESCRIBED AS BEING A PORTION OF LOT 21 ON THE PLAN OF HERMITAGE HILLS, SECTION 12, AS OF RECORD IN BOOK 4675, PAGE 125, SAID REGISTER'S OFFICE AND DESCRIBED AS:

BEGINNING AT A POINT LYING ON THE SOUTHERLY MARGIN OF HERMITAGE RIDGE, SAID POINT FURTHER DESCRIBED AS BEING THE COMMON FRONT CORNER OF LOTS 21 AND 22 ON THE PLAN OF HERMITAGE HILLS, SECTION 12, AS OF RECORD IN BOOK 4675, PAGE 125, SAID REGISTER'S OFFICE; THENCE RUNNING WITH THE SAID COMMON LINE OF LOTS 21 AND 22 SOUTH 8° 23' 54'' WEST A DISTANCE OF 61.67 FEET TO A POINT; THENCE LEAVING SAID COMMON LINE OF LOTS 21 AND 22 NORTH 6° 23' 06'' WEST A DISTANCE OF 67.28 FEET TO A POINT LYING ON THE SOUTHERLY MARGIN OF HERMITAGE RIDGE; THENCE RUNNING WITH THE SAID MARGIN OF HERMITAGE RIDGE SOUTH 66° 28' 18'' EAST A DISTANCE OF 7.74 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND A CURVE HAVING A RADIUS OF 50 FEET, TO THE LEFT A DISTANCE OF 10.26 FEET TO THE POINT OF BEGINNING, CONTAINING 0.02 MORE OR LESS, ACRE.

TRACT II

BEING A 0.02, MORE OR LESS, ACRE TRACT OF LAND LYING IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SAID TRACT FURTHER DESCRIBED AS BEING A PORTION OF LOT 22 ON THE PLAN OF HERMITAGE HILLS, SECTION 12, AS OF RECORD IN BOOK 4675, PAGE 125, SAID REGISTER'S OFFICE, AS SHOWN ON THE RESUBVISION OF LOTS 21 AND 22 OF HERMITAGE HILLS, SECTION 12, OF RECORD IN BOOK 5060, PAGE 84, SAID REGISTER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON REAR CORNER OF LOTS 21 AND 22 ON THE PLAN OF HERMITAGE HILLS, SECTION 12, AS OF RECORD IN BOOK 4675, PAGE 125, SAID REGISTER'S OFFICE; THENCE RUNNING WITH THE SAID COMMON LINE OF LOTS 21 AND 22 NORTH 8° 48' 54'' EAST A DISTANCE OF 76.3 FEET TO A POINT; THENCE SOUTH 6° 23' 06'' EAST A DISTANCE OF 73.53 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 22; THENCE RUNNING WITH THE SAID SOUTHERLY LINE OF LOT 22 SOUTH 83° 20' 20'' WEST A DISTANCE OF 20.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.02, MORE OR LESS, ACRE.

3. **That the intent of the parties to the transaction was that the legal description match that of the General Warranty Deed recorded December 11, 1996, of record in Book 10287, Page 208, said Register's Office.**

Further affiant says not.

Lee A. Cohen

LEE A. COHEN

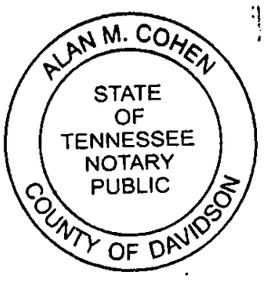
STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 18th day of December, 2019.

My commission expires:
May 2, 2022

Alan M. Cohen

NOTARY PUBLIC



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 18th day of December, 2019.

My commission expires:
May 2, 2022

Alan M. Cohen

NOTARY PUBLIC

