Karen Johnson Davidson County
Batch# 342052 AFFIDAVIT
01/13/2020 09:08:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200113-0004060

Prepared by and Return to:
BROCK & SCOTT, PLLC
4360 CHAMBLEE DUNWOODY ROAD
SUITE 310
ATLANTA, GA 30341

CROSS REFERENCE TO:

Instrument No. 20180507-0043299
DAVIDSON COUNTY
REGISTER OF DEEDS
File# 18-23474

STATE OF Tennessee
COUNTY OF Williamson

SCRIVENER'S AFFIDAVIT

Personally appeared before me the undersigned officer authorized by law to administer oaths in said state and County, comes the undersigned, J. Carla Ikard, who states under oath as follows:

1.

I am more than 18 years of age, suffer from no legal disability. I am employed by Solomon Parks Title + Escrow as the Brentwood Office Manager I am authorized to make the representations contained in this Affidavit on behalf of Solomon Parks Title + Escrow

2.

My company prepared that certain Warranty Deed from **Keith A. Trusty and wife Victoria Trusty fka Victoria Frey, husband and wife** (Grantors) to **Tracey McBride** (Grantee), recorded May 7, 2018 at Instrument No. 20180507-0043299 392 in the Davidson County, Tennessee Records.

3.

The aforementioned Warranty Deed contained a Scrivener's error in the legal description. More specifically, the 2nd plat reference is incorrectly stated as Instrument No. 20070502-0014781. Correct legal description is as follows:

The land with all the buildings and improvements thereon situated at 904 Apple Blossom Court, Town of Antioch, Davidson County, State of Tennessee, said premises being further described as follows:

Being all of Lot No. 340 on the plan of Phase 6, Section 6, Apple Valley, R-10 Residential Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20070125-0010053, and Instrument Number **20070205-0014781**, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Tracey McBride from Keith A. Trusty and Victoria Trusty, aka Victoria Frey, husband and wife by Warranty Deed dated April 23, 2018 and recorded in Instrument No. 20180507-0043299, Register's Office for Davidson County, Tennessee.

4.

This affidavit is given to explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

5.

I understand that this affidavit will be recorded in the Davidson County Records and that it will be relied upon in the future by those seeking to acquire or to insure an interest in the above-described realty, as well as those who examine the title to said realty.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, this the 10th day of January, ~~2019.~~ 2020

Title: Manager
Solomon Parks Title & Escrow

STATE OF Tennessee
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Carla Ikard, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

WITNESS my hand, at office, this 10th day of January, ~~2019.~~ 2020

Notary Public
My Commission expires: 8-20-2022

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON