THIS INSTRUMENT PREPARED BY:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Suite 150
Brentwood, TN. 37027
File # BW19505

Karen Johnson Davidson County
Batch# 342113 AFFIDAVIT
01/13/2020 09:43:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200113-0004134

SCRIVENER'S AFFIDAVIT
Pursuant to TCA 66-24-101 (a) (27)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now Kimberly Beard, who is over eighteen (18) years of age and whose address is 320 Seven Springs Way, Suite 150, Brentwood, TN 37027, and would state as follows:

I am an employee of Brentwood Title & Escrow, which is a licensed title insurance agency doing business in the state of Tennessee. In the aforesaid capacity, one of my duties is to engage in the preparation and review of various documents including Deeds and Deeds of Trust, or other similar conveyances of real estate. In connection with my work I am called upon, from time to time, to prepare and/or review real estate property descriptions.

Recorded in Instrument Number **20191001-0100018**, in the Register's Office for Davidson County, Tennessee is a Warranty Deed executed by Zachary Wilkinson and Ashley Wilkinson, husband and wife, Grantor(s), to Progress Nashville, LLC, a Delaware Limited Liability Company, Grantee.

The foregoing document contain scrivener's errors in that the said Warranty Deed contains mistakes in the legal description of the subject property. These errors were unintentional.

The said Incorrect legal description reads as follows:

PROPERTY ADDRESS: 5237 Catspaw Drive, Antoich, Tennessee 37013

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 112 on the Plan of Revision One, Phase Two, Section Five, October Woods, R10 Residential P.U.D. of record in Plat Book 9700, Page 909 and Amended in Book 9700, Page 439, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Zachary Wilkinson and Ashley Wilkinson, husband and wife, by Warranty Deed from John B. Stephens and wife, Enda B. Stephens of record in Instrument No. 20131029-0112098, Register's Office for Davidson County, Tennessee, dated October 25, 2013 and recorded on October 29, 2013.

The said Correct legal description should read as follows:

PROPERTY ADDRESS: 5237 Catspaw Drive, Antioch, Tennessee 37013

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 112 on the Plan of Revision One, Phase Two, Section Five, October Woods, R10 Residential P.U.D. of record in Plat Book 7900, Page 909 and Amended in Book 9700, Page 439, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Zachary Wilkinson and Ashley Wilkinson, husband and wife, by Warranty Deed from John B. Stephens and wife, Edna B. Stephens of record in Instrument No. 20131029-0112098, Register's Office for Davidson County, Tennessee, dated October 25, 2013 and recorded on October 29, 2013.

This Affidavit will serve as a correction to the aforementioned Warranty Deed.

This Affidavit is made of my personal knowledge to correct the errors above described.

EXECUTED this 8th day of January, 2020.

Kimberly Beard

Kimberly Beard

OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named Kimberly Beard who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of correcting the scrivener's errors herein described.

Witness my hand this 8th day of January, 2020.

NOTARY PUBLIC

10-11-2021

MY COMMISSION EXPIRES

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.