Karen Johnson Davidson County
Batch# 359471 AFFIDAVIT
02/18/2020 10:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200218-0017756

Prepared By & Return To:
Matthew G. Noggle, Esq.
Gardner Title & Escrow
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

This affidavit is being given for the purpose of correcting an error in the legal description contained in a Warranty Deed conveying certain real property known as 1427 McAlpine Avenue, Nashville, TN 37216, from Erik Anderson and Jacqueline Ballinger Anderson, husband and wife, to Margaret Jamison, unmarried. Said Warranty Deed was recorded as Instrument No. 20190411-0033293, Register's Office, Davidson County, Tennessee.

Comes now, Matthew G. Noggle, Affiant herein who, after being first duly sworn according to law, deposes and states upon the basis of his personal knowledge as follows:

1. I am an attorney licensed to practice in the State of Tennessee, maintaining an office in Davidson County, Tennessee.

2. On or about April 9, 2019, under my direction, my office prepared said Warranty Deed conveying certain real property known as 1427 McAlpine Avenue, Nashville, TN 37216, from Erik Anderson and Jacqueline Ballinger Anderson, husband and wife, to Margaret Jamison, unmarried.

3. That through mistake and inadvertence, the legal description of the property intended to be conveyed by said Warranty Deed described the property as Lot 25, Country Club Estates, in the legal description.

4. The legal description is hereby corrected to:

> Lot 25, Block "C", Country Club Estates, as shown on plat of record in Book 843, Page 95, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Jacqueline Marie Ballinger and Erik Dylan Anderson, both unmarried, by Warranty Deed, from Linda G. Thompson, unmarried, of record in Instrument Number 20070308-0028568, in the Register's Office of Davidson County, Tennessee, dated February 28, 2007 and recorded on March 8, 2007.

Further affiant says not this 17th day of February, 2020.

MATTHEW G. NOGGLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 17th day of February, 2020.

TIFPHANY WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public

My Commission Expires: 5/2/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, within named, Matthew G. Noggle, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and whom acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 17th day of February, 2020.

TIFPHANY WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public

My Commission Expires: 5/2/2022

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 16 day of December, 2019, personally appeared before me, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 8-22-21