This instrument prepared by:

Bell Law Settlement Services, LLC
112 30th Ave. N.
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 373948 AFFIDAVIT
03/18/2020 09:16:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200318-0029877

AFFIDAVIT OF SCRIVENER'S ERROR

Comes now Niraj Vanmali, who, having first been duly sworn according to law, depose and say:

1. That I am an an attorney with **Bell Law Settlement Services, LLC**, in Davidson County, Tennessee.

2. That on or about May 11, 2016, my office, under my direction, executed a Warranty Deed transferring the property located at 3124 Southlake Drive, Nashville, Tennessee 37211, from **Heather Gillanders, an unmarried woman, and Elise Irvine, an unmarried woman, as Tenants in Common with Right of Survivorship**, to **Larry P. Lawson.** The executed Warranty Deed is/are of record in **Instrument No. 20160511-0046600,** in the Register's Office for Davidson, Tennessee.

3. THE WARRANTY DEED WAS RECORDED **MAY 11, 2016, IN INSTRUMENT NO. 20160511-0046600** AND INCLUDED AN ERRONEOUS LEGAL DESCRIPTION.

4. THIS AFFIDAVIT IS MADE TO CORRECT THE ERROR LISTED IN NUMBER 3. THE CORRECT LEGAL DESCRIPTION SHOULD STATE:

   A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

   LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 68, ON THE PLAN OF SECTION II, SOUTHLAKE SUBDIVISION, OF RECORD IN BOOK 2083, PAGE 84, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

   BEGINNING AT A POINT ON THE EAST MARGIN OF SOUTHLAKE DRIVE, THE COMMON CORNER OF LOTS 67 AND 68; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTWARDLY 151.9 FEET TO A POINT; THENCE SOUTHWARDLY 89 FEET TO THE NORTH MARGIN OF LAKE PARK DRIVE; THENCE WITH THE MARGIN OF THE SAME, WESTWARDLY 127 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE, NORTHWESTWARDLY 39.27 FEET TO THE EASTERLY MARGIN OF SOUTHLAKE DRIVE; THENCE WITH THE MARGIN OF SAID DRIVE, NORTHERLY 64 FEET TO THE BEGINNING.

   BEING THE SAME PROPERTY CONVEYED TO HEATHER GILLANDERS, AN UNMARRIED WOMAN, AND ELISE IRVINE, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM ADNREW J. FLANIGAN AND WIFE, KATHERINE A. FLANIGAN, DATED FEBRUARY 11, 2008, OF RECORD IN INSTRUMENT NO. 20080211-0013610, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

   THIS IS IMPROVED PROPERTY KNOWN AS 3124 SOUTHLAKE DRIVE, NASHVILLE, TENNESSEE 37211.

Further affiants say not.

NIRAJ VANMALI

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, **NIRAJ VANMALI,** 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 17th day of March, 2020.

My Commission expires:
7-6-20

NOTARY PUBLIC

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

Certificate of Authenticity

I, John A Bell Jr, 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.

State of Tennessee
County of Davidson

Signature

Personally appeared before me, Diane Lashorn, a notary public for the county and state, John A Bell Jr, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/8/2021

(Notary's Seal (if on paper))

DIANA LOWHORN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY