Instrument prepared by:

Advantage Title & Escrow

1321 Murfreesboro Pike, Suite 823
Nashville, TN 37217
615-777-2011
#12878

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson Davidson County
Batch# 380449 AFFIDAVIT
04/01/2020 10:34:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200401-0034883

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

(Reference to Warranty Deed of record in Instrument No. 201803050020719,,
Register's Office for **DAVIDSON** County, Tennessee.)

I, Victor Hazelwood, President, for Advantage Title and Escrow, Inc., being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. **That Advantage Title and Escrow, Inc.** prepared a certain **Warranty Deed**, which appears of record in Instrument No. 201803050020719, **Register's Office for** DAVIDSON **County, Tennessee.**

2. **THAT WHEREAS**, by inadvertence and mistake, herein above said **Warranty Deed** contained the following scrivener's errors in the **Legal Description**:

TRACT I:

Land in the 10th Civil District of Davidson County, Tennessee, being a part of the J.W. Harris land as of record in Book 421, Page 75, said Register's Office, and described according to a survey made by Ralph W.C. Lambert, Surveyor, dated July 16, 1956, as follows:

Beginning at an iron pin in the southerly margin of Old Hickory Boulevard in the east boundary line of the Harris land above mentioned; thence along said boundary line south 2 deg. 30' west 290.5 feet to an iron pin; thence north 66 deg. 52' west 150 feet to an iron pin; thence north 2 deg. 30' east 290.5 feet to an iron pin in the southerly margin of said Boulevard; thence along the margin of said Boulevard south 66 deg. 52' east 150 feet to the beginning.

TRACT II:

Beginning at a point, this point being the southeast corner of the L.H. Rizor property which is 290.5 feet south of Old Hickory Boulevard; thence south 2 deg. 3 min. west 209.74 feet along the fence line bounded by the Jessie B. Jackson property to an iron pin; thence north 14 deg. 8 min. east 256.30 feet bounded by the Glenna Mae Dailey property to an iron pin; thence south 66 deg. 2 min. east 150.0 feet bounded by the L.H. Rizor property to an iron pin; this being the point of beginning and containing 0.909 acres.

3. **NOW, THEREFORE**, for and in consideration of the desire to correct the scrivener's error hereinabove recited, the **Legal Description** on the **Warranty Deed** should read:

TRACT I:

Land in the 10th Civil District of Davidson County, Tennessee, being a part of the J.W. Harris land as of record in Book 421, Page 75, said Register's Office, and described according to a survey made by Ralph W.C. Lambert, Surveyor, dated July 16, 1956, as follows:

Beginning at an iron pin in the southerly margin of Old Hickory Boulevard in the east boundary line of the Harris land above mentioned; thence along said boundary line south 2 deg. 30' west 290.5 feet to an iron pin; thence north 66 deg. 52' west 150 feet to an iron pin; thence north 2 deg. 30' east 290.5 feet to an iron pin in the southerly margin of said Boulevard; thence along the margin of said Boulevard south 66 deg. 52' east 150 feet to the beginning.

TRACT II:

Beginning at a point, this point being the southeast corner of the L.H. Rizor property which is 290.5 feet south of Old Hickory Boulevard; thence south 2 deg. 3 min. west 209.74 feet along the fence line bounded by the Jessie B. Jackson property to an iron pin; thence north 85 deg. 41 min. west, 195.71 feet to an iron pin; thence north 14 deg. 8 min. east 256.30 feet bounded by the Glenna Mae Dailey property to an iron pin; thence south 66 deg. 2 min. east 150.0 feet bounded by the L.H. Rizor property to an iron pin; this being the point of beginning and containing 0.909 acres, more or less.

All other matters contained in said **Warranty Deed** remain the same.

FURTHER, Affiant saith not.

By: Victor Hazelwood, President
Advantage Title and Escrow, Inc.

State of Tennessee
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor Hazelwood with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the President of Advantage Title and Escrow, Inc., the within named bargainor, a Corporation, and that such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Advantage Title and Escrow, Inc., as President.

Witness my hand and official seal at NASHVILE, TN on this 27th day March,2020 .

Notary Public, commission expires

