PREPARED BY:
RECORD & RETURN TO:
Clarity Title, LLC
713 Main St.
Greenbrier, TN 37073
File No. 12-0194

Karen Johnson Davidson County
Batch# 383959 AFFIDAVIT
04/09/2020 01:35:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200409-0037779

SCRIVENERS AFFIDAVIT

(Correction of the Legal Description in Warranty Deed of record in Instrument No. 20121004-0091235, Register's Office for Davidson County, Tennessee)

The undersigned swears and avers as follows:

1.) On October 4, 2012, Cathy P. Thomas and DeLila P. Powell (seller) and Judith Wolf-Behof and James E. Behof (buyer), executed a Warranty Deed. Said Warranty Deed being of record in Instrument No. 20121004-0091235, Register's Office for Davidson County, Tennessee; and

2.) The above referenced Warranty Deed was prepared by the undersigned; and

2.) The legal description contained in said Warranty Deed, inadvertently and purely through scrivener's error was incomplete.

3.) The Correct and intended legal description should have contained two tracts.

4.) The correct and intended legal description is as follows:

Tract One: Situated in the 8th, formerly 12th, Civil District of Davidson County, Tennessee, described according to an unrecorded survey of S.H. Hutchison, dated May 9, 1957, as follows: Beginning at an iron stake in Dave Sam's east line, same being the northwest corner of a tract conveyed to said Ula Gorden Pedigo and wife by the undersigned P.H. Stevens by deed of record in Book 1560, page 121, Register's Office for Davidson County, Tennessee; thence with Dave Sam's east line north 9 degrees east 210 feet to an iron stake; thence south 73 degrees east 210 feet to an iron stake; thence south 7 degrees 30' west 210 feet to a stake, being the northeast corner of U.G. Pedigo's tract; thence with the north line of same north 73 degrees west 210 feet to the point of beginning, containing 1 acre, more or less. Being the same property conveyed to Ula Gordon Pedigo and wife, Jean Stevens Pedigo from P.H. Stevens by deed dated 05/28/1957, filed for record on 06/04/1957 in Book 2649, page 167, in the Register's Office for Davidson County, Tennessee. The said Ula Gordon Pedigo and Jean Stevens Pedigo having since died, leaving Cathy P. Thomas and DeLila P. Powell as the only heirs at law.

Tract Two: Situated in the 8th, formerly 12th, Civil District of said county and state, bounded and described as follows: Beginning in the edge of Hall's right of way and at Hall's line,; and running northerly with Hall's line 210 feet to a stake; thence easterly 210 feet to a stake; thence southward 238 feet to Hall's right of way; thence westward 210 feet running with Hall's right of way to the beginning, containing 1 and 1/15 acres, more or less. Being the same property conveyed to Ula Gordon and wife, Jean Stevens Pedigo by deed from P.H. Stevens on 02/18/1948, filed for record in Book 1560, page 121, Register's Office for Davidson County, Tennessee.

5.) This Affidavit is given to correct of record the said error.

Further, the affiant saith naught.

WITNESS MY HAND this 30th **day of** March, 2020.

AFFIANT

Quenn N. Crum

STATE OF TENNESSEE

COUNTY OF Wilson

Sworn to and subscribed before me this 30 **day of** March, 2020.

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: