Karen Johnson Davidson County
Batch# 405482 AFFIDAVIT
05/26/2020 08:56:41 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200526-0053724

This Instrument Prepared By:
Freeman and Bracey, PLC
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070-0527

# SCRIVENER'S AFFIDAVIT

**WHEREAS,** this Affidavit is executed to correct a scrivener's error on a certain Warranty Deed dated April 17, 2020, and recorded on April 21, 2020 in Instrument No. **20200421-0041448**, of the Register's Office of Davidson County, Tennessee; and

**WHEREAS,** Devin Freeman Park notarized said Warranty Deed, transferring certain property and more particularly described as follows:

**Tract No. 1:**

**Land in the 10th Civil District of Davidson County, Tenn., described according to a survey made by L. B. Petty, County Surveyor for Smith County, dated September 20, 1957, as follows:**

**BEGINNING at a point in the center line of Tinnin Road near the most westerly corner of the property conveyed to Odie Johnson by deed from D. C. Matthews and wife, of record in Book 116, page 282, Register's Office for said County; thence with the center of said road, North 47 deg. west 145 feet to a point; thence leaving said road, South 45 deg. West 420 feet to a point; thence North 46 deg. 30' West 311 feet to a point; thence South 87 deg. West 561 feet to a point; thence North 1 deg. 45' West and crossing Tinnin Road, 1351 feet to a point, thence South 88 deg. East 195 feet to a point; thence South 40 deg. East 30 feet to a point; thence South 80 deg. East 100 feet to a point; thence South 84 deg. East 180 feet to a point; thence North 50 deg. East 180 feet to a point; thence South 45 deg. East 40 feet to a point; thence South 89 deg. 30' East 74 feet to a point; thence South 33 deg. 15' East 236 feet to a point; thence South 5 deg. 15' West 245 feet to a point; thence South 14 deg. 30' East 229 feet to a point; thence South 51 deg. 45' East 303 feet to a point; thence South 58 deg. 30' East 318 feet to a point in the northerly margin of a private road; thence along the margin of said road, South 28 deg. West 372 feet to the beginning.**

**INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 4563, PAGE 654, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**Tract No. 2:**

**BEGINNING at a point in the center of a Pike, the Southeast corner of this tract, being a corner of the lands of W. A. Jones, likewise being the southeast corner of a tract of 32.5 acres, more or less, partitioned to J. H. Hackney in a deed from W.**

**A. Jones, et al, of record in Book 1764, page 464, Register's Office for said County; thence along Jones' west line, North 6 deg. East 370 feet to a point; thence North 79 deg. West 205 feet to a point; thence South 6 deg. West 370 feet to the center line of said Pike; thence with center line of said Pike, South 79 deg. East 205 feet to the point of beginning.**

**Being the same property conveyed to FRANK R. TINNON, JR. AND WIFE, PRISCILLA BROWN TINNON, by deed from BANK OF GOODLETTSVILLE, A TENNESSEE BANKING CORPORATION, of record in Book 6830, page 155, dated April 11, 1986, said Register's Office. The said Frank R. Tinnon, Jr. having since died on or about July 13, 2003 leaving Priscilla Brown Tinnon the surviving tenant by the entirety. The said Priscilla Brown Tinnon having since died testate on or about January 20, 2020, leaving said property to AMANDA BROWN TINNON, pursuant to her will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 20P-256.**

**The said AMANDA BROWN TINNON and AMANDA FRUECHTEMEYER being one and the same person.**

**NOW THEREFORE, I, Devin Freeman Park, of Freeman & Bracey, PLC,** do attest and affirm that the Warranty Deed contains a typographical error due to scrivener's error stating as follows: **This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §206-2-307 or other similar statute.** Whereas, the reference to the Tennessee Code Annotated is incorrect and should state **T.C.A. 26-2-307**. Therefore, the statement was intended to state and should state as follows: **This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other similar statute.**

**IN WITNESS WHEREOF,** I have hereunto set my signature, on this the 21st day of May, 2020.

**FREEMAN & BRACEY, PLC**

BY: Devin F. Park

**Devin Freeman Park (BPR# 036347)**
885 Conference Drive, Ste. 500
P. O. Box 547
Goodlettsville, Tennessee 37070
Phone: (615) 859-1328

**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 **DEVIN FREEMAN PARK**, with whom I am personally acquainted (or proved upon the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an attorney with the law firm of Freeman & Bracey, PLC and that he as such representative of said law firm, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the law firm by himself as an attorney.

WITNESS my hand and official seal at Goodlettsville, Tennessee, on this the 21 day of May, 2020.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

