Karen Johnson Davidson County
Batch# 412270 AFFIDAVIT
06/09/2020 10:15:23 AM 1 pg
Fees: $12.00 Taxes: $0.00
20200609-0058889

Prepared by and return to:
Anchor Title, LLC
6970 Moores Lane
Brentwood, TN 37027

AFFIDAVIT OF SCRIVENER'S ERROR

WHEREAS by Warranty Deed dated October 17, 2017 and recorded November 20, 2017 in Inst. No. 20171120-0119016, Register's Office for Davidson County, Tennessee, the heirs at law of **Lillie Pearl Batey**, conveyed property to **American Dream Developers, Inc**; and

WHEREAS the legal description on said Warranty Deed is missing a part of the description of the property; and

WHEREAS, the Warranty Deed was prepared under the supervision of April G. Nichols, a title agent licensed in the state of Tennessee.

NOW THEREFORE, the undersigned April G. Nichols does hereby certify that the legal description of said Warranty Deed should be written as follows:

Being part of Lot No. 12 of J. C. Owens Buena Vista Plan of Lots, as of record in Book 15, pages 10 and 11, Register's Office for Davidson County, Tennessee.
Beginning at a point in the easterly margin of Owen Street, 94 feet south of the southeast corner of Owen and Cass Street; thence southerly with the east margin of Owen Street 64 feet to a point; thence easterly and parallel with Cass Street 128 feet, more or less, to the westerly margin of an alley; thence with said alley and northerly 64 feet to a point; thence westerly and parallel with Cass Street 128 feet, more or less, to the easterly side of said Owen Street, the place of beginning.

Accordingly, the Warranty Deed of record in Inst. No. 20171120-0119016, Register's Office for Davidson County, Tennessee is hereby amended to include the above information.

WITNESS my hand this the 12th day of May, 2020.

April G. Nichols

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 12th day of May, 2020.

Notary Public

My Commission Expires: 11/6/2023

Ryan Beane STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

State of Tennessee
County of Davidson

On May 12, 2020, before me the undersigned authority, personally appeared **April G. Nichols** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11/6/2023

Ryan Beane STATE OF TENNESSEE NOTARY PUBLIC County of Davidson