This instrument prepared by &
After recording return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 412888 **AFFIDAVIT**
06/10/2020 11:39:09 AM 1 pg
Fees: $12.00 Taxes: $0.00
20200610-0059495

AFFIDAVIT OF SCRIVENER'S ERROR

Come now BENJAMIN SEAMON, who, having first been duly sworn according to law, depose and say:

1. That I am an attorney at law licensed to practice in the Courts of the State of Tennessee, maintaining a law office and title company in Brentwood, Williamson County, Tennessee;

2. That on or about the 4th day of October, 2019, my office, under my direction, witnessed the execution of a Warranty Deed in which St. John Chrysostom Romanian Orthodox Church conveyed certain parcels of land in Davidson County, Tennessee to The GJXMI Group, LLC, which deed is of record in Instrument No. 20191010-0103866, Register's Office for said County;

3. That the legal description on the Warranty Deed for Tract 3 (Map/Par: 064-09-0 070.00): is incorrect and should read:

Land in Davidson County, Tennessee, being Part Lot 34, Block A Hadley Bend and Part Closed Street and being a triangular lot on the Map of Hadley's Bend City, as of record in Book 421, page 120, Register's Office for said County, bounded as follows:

On the North by Center Street, on the East by Jones Bend Road, and on the West by Broadway.

Together with the right to use and occupy that portion of Broadway Street included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Ordinance No. 085-986 filed in the County Court Clerk's Office for said County, described as follows:

The easterly one half of Broadway Street closed by Ordinance 085-986 lying between the direct extension easterly of the northerly lot line of Lot 30 of Block B, as said lots and street are shown on the plan of Hadley Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, and the westerly right of way of Old Hickory Boulevard. The aforesaid portion of Broadway Street now being part of Tax Map and Parcel number 064-9-070 and being adjacent to that land conveyed to George R. Wauford in Book 10061, page 490, in said Register's Office.

INCLUDED in the above description but specifically EXCLUDED therefrom is all that land conveyed to the DAVIDSON COUNTY HIGHWAY DEPARTMENT, by deed from D.C. ESTES AND WIFE, EDNA M. ESTES, of record in Book 2480, page 632, said Register's Office and all that 236 square feet, more or less, conveyed to THE STATE OF TENNESSEE, by deed from D.C. ESTES AND WIFE, EDNA MAI ESTES, of record in Book 5533, page 629, said Register's Office.
Further affiants say not.

Executed this 8th day of June, 2020 for the purposes herein stated.

Benjamin Seamon

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, BENJAMIN SEAMON, 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 8th day of June, 2020.

My Commission expires:
1/24/22

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

NOTARY PUBLIC

[SEAL]