Prepared By & Return To:
Creekside Title & Escrow, LLC
104 Cherokee Road
Hendersonville, TN 37075

Cross Reference
Instrument No. 20180426-0039404 and
Instrument No. 20180426-003414

Karen Johnson Davidson County
Batch# 414360 AFFIDAVIT
06/15/2020 08:46:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200615-0060644

State of Tennessee
County of Sumner

SCRIVENER'S AFFIDAVIT

Before me, the undersigned attesting officer, came **Dianne M Cathey** (the "Affiant"), who being sworn, duly deposes as follows:

1. Creekside Title & Escrow, LLC prepared a Quitclaim Deed dated April 19, 2018 by and between Michael Copley Springer, as Administrator of the Estate of Gladys Helen Copley Springer, Deceased under Docket No. 02P1158 and as individual, as GRANTOR to Michael Copley Springer, as GRANTEE of record in Instrument #20180426-0039404, Register's Office, Davidson County, Tennessee, regarding the property described below in Item 4 below and incorporated herein.

2. Creekside Title and Escrow LLC was the closing agent on the 20th day of April, 2018 involving the GRANTOR, Michael Copley Springer and the GRANTEE, Music City Holdings, LLC for a transaction regarding the property described below in Item 5 below and incorporated herein.

3. In conjunction with said closing, Creekside Title & Escrow, LLC prepared a Warranty Deed dated April 20th 2018, executed by Michael Copley Springer as grantor to Music City Holdings, LLC as grantee, and recorded at Instrument No. 20180426-0039414, Register's Office for Davidson County, Tennessee.

4. A scrivener's error was made in the legal description of said Instrument #20180426-0039404 whereas an incorrect Derivation was described in said Quitclaim Deed and therefore the legal description verbiage should be as follows:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Mashburn Heights, of record in Plat Book 1835, page 1, in the Register's Office for Davidson County, Tennessee, to which Plan Reference is hereby made for a more complete description of said property.
Being the same property conveyed to Aaron S Springer and wife, Helen C. Springer by Warranty Deed from Donald R Carmon and wife, Pamela W Carmon of record in Book 4865, page 781, Register's Office for Davidson County, Tennessee, and dated 11/4/74, recorded 11/6/74. The said Aaron Springer died on 1/2/85. The said Gladys Helen Copley Springer having since died on 4/25/03. The said property vested to Michael Copley Springer, the only living child of Gladys Helen Copley Springer, and Affidavit of Inheritance of Real Estate in Instrument #20030520-0068912.

5. A scrivener's error was made in the legal description of said Instrument #20180426-0039414 whereas an incorrect Derivation was described in said Warranty Deed and therefore the legal description verbiage should be as follows:

Land in Davidson County, Tennessee, being Lot No. 98 on the Map of Mashburn Heights, as of record in Book 1835, page 1, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Aaron S Springer and wife, Helen C. Springer by Warranty Deed from Donald R Carmon and wife, Pamela W Carmon of record in Book 4865, page 781, Register's Office for Davidson County, Tennessee, and dated 11/4/74, recorded 11/6/74. The said Aaron Springer died on 1/2/85. The said Gladys Helen Copley Springer having since died on 4/25/03. The said property vested to Michael Copley Springer, the only living child of Gladys Helen

Copley Springer, and Affidavit of Inheritance of Real Estate in Instrument #20030520-0068912, and by Quitclaim Deed from Michael Copley Springer as Administrator of the Estate of Gladys Helen Copley Springer, Deceased and as the only child and heir at law of Gladys Helen Copley Springer, dated April _____, 2018, filed for record in Instrument 20180426-0039404, Register's Office, Davidson County, Tennessee..

6. The purpose of this affidavit is to put all parties on notice of the above-described error and to correct the same.

7. Affiant is aware that this Affidavit will be relied upon by lenders, attorneys, title holders, prospective purchasers and title insurance companies.

Creekside Title & Escrow, LLC

By:_____
Dianne M Cathey

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Dianne M Cathey, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Closing Agent of Creekside Title & Escrow, LLC, with within named bargainor, a Limited Liability Company, and that he as such Closing Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand this the 4th day of June, 2020.

_____
Notary Public

Commission Expiration: 8-21-2023

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 21, 2023