Karen Johnson Davidson County
Batch# 419798 AFFIDAVIT
06/19/2020 09:35:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200619-0065081

PREPARED BY AND RETURN TO:
Bell Law Settlement Services
112 30th Avenue North
Nashville, TN 37203

CROSS REFERENCE TO:

Instrument No. 20200407-0036547
Davidson County
FILE# 2020-1037

STATE OF TENNESSEE

COUNTY OF DAVIDSON

SCRIVENER'S AFFIDAVIT

Personally, appeared before me the undersigned officer authorized by law to administer oaths in said state and County, comes the undersigned Regina Sullo, who states under oath as follows:

1.

I am more than 18 years of age, suffer from no legal disability. I am employed by Bell Law Settlement Services, LLC as a Processor. I am authorized to make the representations contained in this Affidavit on behalf of Bell Law Settlement Services, LLC.

2.

My company prepared a Warranty Deed dated March 16, 2020 and recorded on April 07, 2020 at Instrument No. 20200407-0036547 Davidson County, Tennessee Records.

3.

In the Deeds aforementioned, there was a Scrivener's error in the legal description and in the derivations of ownership. **Specifically, the legal description contains an incorrect reference of Lot No. 88 and the derivation contains an incorrect Instrument Number of 20061114-0141298 and incorrect County of David. However, the correct reference is Lot 8-B, the correct Instrument Numbers are 20150819-0083762 and 20150819-0083764, and County is Davidson.**

Correct legal descriptions and derivations are as follows:

Property 1:
A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Property lying in Nashville, Davidson County, Tennessee, at the intersection of Snow Avenue and May Drive; bounded on the east by Snow Avenue. on the north by lot 8-B of this resubdivision of lot 8 of the Dixie Pure Food Company's Subdivision of record in Plat Book 843, Page 52, on the west by resubdivision of lots 2 through 6 of said subdivision of records in Plat Book 843, Page 66. and on the south by property belonging to Thomas Driver. being lot 1 of the resubdivision of lot 9 of said subdivision and more specifically described as follows:

Beginning on an iron pin on the west margin of Snow Avenue at corner of lot 9 and the herein described lot SA. thence leaving the margin of said avenue S-88'35'35"-W, 391.17" to an existing iron pin in an existing fence. the southwest corner of the herein described lot and the northwest corner of lot 9; thence with the fence N—8'40'18"-W. 102.48' to a new iron pin; thence N-87'49"-E. 386.00' to a new pin set in the west margin of Snow Avenue the northeast corner of the herein described lot and the southeast corner of lot 8B of this survey; thence with the margin of Snow Avenue, S-11'05'16"-E. 108' to an iron pin from the point of the beginning and containing 0.93 acres (40.4722 sq. ft.) according to a survey by Galyon W. Northcutt. TNRLS#1529.

Being the same property conveyed to Diane Rabago, by Quitclaim Deed from Estate of Ramon Morales, Davidson County Probate No 15P1352, Diane Rabago, Executor of the Estate of Ramon Morales, recorded on August 19, 2015, of record in Instrument Number 20150819-0083762, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is unimproved property known as 1011-A Snow Avenue, Madison, Tennessee 37115.

Property 2:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being land in Davidson County, Tennessee, being Lot No. 8-B on the resubdivision of Lot 8 on the Plan of Dixie Pure Food Company's subdivision of record in Plat Book 8250, Page 736, Registers Office for said County; to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Diane Rabago, by Quitclaim Deed from Estate of Ramon Morales, Davidson County Probate No 15P1352, Diane Rabago, Executor of the Estate of Ramon Morales, recorded on August 19, 2015, of record in Instrument Number 20150819-0083764, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 1011-B Snow Avenue, Madison, Tennessee 37115.

4.

This affidavit is given to explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

5.

I understand that this affidavit will be recorded in the Davidson County Records and that it will be relied upon in the future by those seeking to acquire or to insure an interest in the above-described realty, as well as those who examine the title to said realty.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, this 5th day of June 2020.

Regina Sullo
Title: Processor
Bell Law Settlement Services, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Regina Sullo to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and who acknowledged that she executed the same as her free act and deed.

WITNESS my hand, at office, this 5th day of June 2020.

Dellana Lowhorn
Notary Public
My Commission expires: 3-8-2021

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Certificate of Authenticity

John A. Bell Sr., do hereby make oath that I am a licensed attorney within the jurisdiction of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

Personally appeared before me Dellana Lowhorn, a notary public for this county and state, John A. Bell Sr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021

Notary's Seal (if on paper)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DELLANA LOWHORN