Karen Johnson Davidson County
Batch# 424769 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20200624-0067891

THIS INSTRUMENT PREPARED BY:
Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

SCRIVENER'S AFFIDAVIT

WHEREAS, MILTON LENOY McMULLEN, JR. and SONJA S. McMULLEN ("Grantors") conveyed to SONJA S. McMULLEN, TRUSTEE OF THE McMULLEN FAMILY REVOCABLE TRUST DATED MAY 6, 2020 ("Grantee") by that certain Quitclaim Deed dated May 6, 2020 and recorded in Instrument Number 20200507-0047784 (the "Quitclaim Deed"), Register's Office for Davidson County, Tennessee, that certain land located in Davidson County, Tennessee (the "Property") as more fully described on Exhibit A attached to the Quitclaim Deed.

WHEREAS a "scrivener's error" was made in that the legal description attached as Exhibit A to the Quitclaim Deed is incorrect.

NOW THEREFORE, Brian S. Shelton, ("Affiant") makes the following statements:

I am affiliated with Carter Shelton Jones, PLC and prepared the Quitclaim Deed wherein Milton Lenoy McMullen, Jr. and Sonja S. McMullen conveyed to the Property to Sonja S. McMullen, Trustee of the McMullen Family Revocable Trust dated May 6, 2020. I was made aware of the error of the incorrect legal description, which was the result of a "scrivener's error" by the Affiant and that the legal description should read as follows:

Land in Davidson County, Tennessee

Lot No. 28 on the Plan of Burton Hills Village of Cherry Glen, Phase 4 as of record in Plat Book 9700, page 664, Registers Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Michael Richard Emerson, successor Trustee of the Kathleen W. Emerson Living Trust established by Revocable Trust Living of Kathleen W. Emerson dated January 4, 2006, to Milton Lenoy McMullen, Jr. and Sonja S. McMullen, as recorded on May 8, 2012, by Instrument No. 20120508-0039813, in Register's Office, Davidson County, Tennessee.

This Improved property is known as 708 Sweet Cherry Ct., Nashville, Tennessee 37215.

This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Dated this 22 day of June, 2020.

Brian S. Shelton

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 Brian S. Shelton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22ND day of June, 2020.

Celeste Torgerson
Notary Public

My Commission Expires: 3/7/23

CELESTE TORGERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY