This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 435615 **AFFIDAVIT**
07/10/2020 03:14:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200710-0075776

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **William E. Grones**, hereinafter referred to as Affiant, on this 29th day of June, 2020, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. WHEREAS, Affiant recorded a Warranty Deed dated March 27th, 2019 and recorded April 1st, 2019 in **Instrument Number 20190401-0029243,** Register's Office for Davidson County, Tennessee between Yellow Ball Development, GP, (Grantor) and Amanda Gencay and Abraham Gencay, Wife and Husband, (Grantee);

2. WHEREAS, Affiant recorded a Deed of Trust Deed of Trust dated March 27th, 2020 and recorded April 1st, 2020 in **Instrument Number 20190401-0029244,** Register's Office for Davidson County, Tennessee between Amanda Gencay and Abraham Gencay, Wife and Husband, (Borrower) and Liberty Financial a Division of ETFCU (Lender);

3. WHEREAS, the above mentioned Warranty Deed and Deed of Trust were recorded containing certain errors and omissions in the legal description;

4. WHEREAS, upon Affiant's review, there are additional prior Warranty Deeds in the chain of title that also contain said errors and omissions;

5. WHEREAS, those prior Deeds are as follows:

   a. Warranty Deed dated July 5th, 2017 and recorded July 10th, 2017 in Instrument Number 20170710-0069299, Register's Office for Davidson County, Tennessee, between Paul Goodloe (Grantor) and James Fineman, (Grantee)
   b. Warranty Deed dated May 29th, 2018 and recorded May 30th, 2018 in Instrument Number 20180530-0051570, Register's Office for Davidson County, Tennessee, between James Fineman (Grantor) and Yellow Ball Development, GP, (Grantee)

6. WHEREAS, the said incorrect legal description reads as follows:

   Land in Davidson County, Tennessee, being parts of Lots 436, 437 & 438 on the Plan of Maury & Claiborne's Addition to Nashville of record in Plat Book 21, pages 84 and 85, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

   Beginning on the Easterly margin of Claiborne Street 7 ½ feet Northerly from the Northerly margin of Trimble Street; thence with the Easterly margin of Claiborne Street Northerly 44 feet to Elizabeth S. Buford's S.W. corner; thence with her Southerly line Easterly 120 feet to the line between Lot Nos. 435 and 436; thence with said line Southerly 43 feet, more or less, to a point 7 ½ feet Northerly from the Northerly margin of Trimble Street; thence Westerly parallel with Trimble Street 120 feet to the beginning.

7. WHEREAS, Affiant makes this affidavit for the purpose of amending and correcting the legal description contained in all the aforementioned Warranty Deeds and Deed of Trust;

8. NOW THEREFORE, the correct legal description should read as follows:

   Land in Davidson County, Tennessee, being parts of Lots 436, 437 & 438 on the Plan of Maury & Claiborne's Addition to Nashville of record in Plat Book 21, pages 84 and 85, in the Register's Office for Davidson County, Tennessee, **and a plan of re-survey of said lots is of record in Book 322, page 5, said Register's Office, described according to last mentioned plan as follows:**

   Beginning on the Easterly margin of Claiborne Street **71-½ feet** Northerly from the Northerly margin of Trimble Street; thence with the Easterly margin of Claiborne Street Northerly 44 feet to Elizabeth S. Buford's S.W. corner; thence with her Southerly line Easterly 120 feet to the line between Lot Nos. 435 and 436; thence with said line Southerly 43 feet, more or less, to a point **71-½ feet** Northerly from the Northerly margin of Trimble Street; thence Westerly parallel with Trimble Street 120 feet to the beginning.

Affiant(s)

William E. Grones

STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that **William E. Grones** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of June, 2020.

Notary Public

My Commission Expires:

(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021