Karen Johnson Davidson County
Batch# 457480 AFFIDAVIT
08/14/2020 02:31:40 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200814-0091441

This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Kara Wall**, hereinafter referred to as Affiant, on this 4th day of August, 2020, and after first being duly sworn according to law, does state the following as true and correct to the best of Affiant's knowledge, information and belief:

1. That Affiant prepared an Administrator's Deed from **Peggy D. Mathes, Administrator of the Estate of Beverly Young Conn** (Grantors) to **Taybro-Falke, LLC** (Grantees), of record in **Instrument No. 20200720-0079501**, in the Register's Office for Davidson County, Tennessee.

2. Said legal description contained clerical errors.

3. That Affiant makes this affidavit for the purpose of correcting the errors in the legal description.

4. That the correct legal description is as follows:

Tract 1

Land Lying and being in the 2nd Civil District of Davidson County, Tennessee and described according to an unrecorded survey made by John D. McCormick, December 3, 1975 as follows to wit:

Beginning at a concrete monument in the westerly margin of Reynolds road, said point being the Southeast corner of the property conveyed to J.B Walker and wife by deed of record in Book 699, page 723, Register's Office for Davidson County, Tennessee; thence along a fence, North 65 deg. 31' West 496.30 feet to an iron pin; thence South 0 deg. 32' West 193.50 feet to an iron pin; thence South 76 deg. 12' East 148.90 feet to an iron pin; thence North 43 deg. 36' 103.75 feet to an iron pin; thence South 65 deg. 31' East 261.00 feet to an iron pin in the westerly margin of Reynolds Road; thence North 9 deg. 30' East along the westerly margin of Reynolds Road 50.00 feet to the point of beginning.

Tract II

Land in the 2nd Civil District of Davidson County, Tennessee and described according to an unrecorded survey made by John D. McCormick 12-3-75 and revised 7-24-82, as follows:

BEGINNING at an iron pin in the westerly margin of Reynolds Road; said point be3ing the southeast corner of the property conveyed to Roy A. Redferrin and wife, Beverly A. Redferrin by deed from Willie Belle Jones (Book 4986 PG 243) Register's Office of Davidson County Tennessee; by divorce decree of record in Book 5726 page 842, Register's Office of Davidson County, Tennessee, said property was vested in Beverly Young Redferrin; thence South 9 deg. 30' West, along the westerly margin of Reynolds Road, 91.8 feet to an iron pin; thence leaving Reynolds Road, N 70 deg. 03' West, 461.0 feet to an iron pin in a fence line, same being the southwest corner of the Redferrin property referred to above; thence South 76 deg. 12' East, 148.90 feet to an iron pin; thence North 43 deg. 36' East, 103.75 feet to an iron pin; thence South 65 deg. 31' East, 261.00 feet to the point of beginning, containing 0.68 acres, more or less.

Tract 1
Being the same property conveyed to Roy A. Redferrin and wife, Beverly A. Redferrin by deed for Willie Belle Jones, a widow of record in Book 4986, page 293, said Register's Office. The said Roy A. Rederrin and Beverly A. Redferrin having since divorced, and by Divorce Decree of

record in Book 5726, page 842, said Register Office, the above described property was vested in Beverly Young Redferrin.

Tract II
Being the same property conveyed to Beverly Redferrin Conn by Warranty Deed from Willie Belle Jones of record in Book 5929, page 393, Register's Office for Davidson County, Tennessee, dated August 10, 1982 and recorded on August 26, 1982. Beverly Redferrin Conn having since died, her estate was probated at Docket No. 19P-855 in the Probate Court for Davidson County, Tennessee.

5. This Affidavit is made to correct clerical errors as a result of a scrivener's error and not the intentional acts of the parties.

Kara Wall, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Kara Wall**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of August, 2020.

Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021