Instrument prepared by:

Advantage Title & Escrow

1321 Murfreesboro Pike, Suite 823
Nashville, TN 37217
615-777-2011
#14894

Karen Johnson Davidson County
Batch# 466663 AFFIDAVIT
08/31/2020 10:17:33 AM 1 pg
Fees: $12.00 Taxes: $0.00
20200831-0098353

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

(Reference to Warranty Deed of record in INSTRUMENT NO. 202008100088627, Register's Office for DAVIDSON County, Tennessee.)

I, Victor Hazelwood, President, for Advantage Title and Escrow, Inc., being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. **That Advantage Title and Escrow, Inc.** prepared a certain **Warranty Deed**, which appears of record in INSTRUMENT NO. 202008100088627, **Register's Office for** DAVIDSON **County, Tennessee.**

2. **THAT WHEREAS**, by inadvertence and mistake, herein above said **Warranty Deed** contained the following scrivener's errors in the **Legal Description**:

Land in Davidson County, Tennessee, being parts 27, 28, and 29 on the Map if Subdivision of the C.P. Rose Property of record in Book 547, Page 74, Register's Office for said County, described according to a survey by Southern Lane & Associates, Inc. dated March 18, 1988, as follows:

Said parts of said Lots. 27, 28 and 29 front together 116 feet on the south side of Hester Avenue and extends back 30 feet on the westerly line and 64 feet on the easterly line to the northerly line of the interstate I 440 right of way on which it measures 120.8 feet

3. **NOW, THEREFORE**, for and in consideration of the desire to correct the scrivener's error hereinabove recited, the **Legal Description** on the **Warranty Deed** should read:

Land in Davidson County, Tennessee, being parts 27, 28, and 29 on the Map if Subdivision of the G.P. Rose Property of record in Book 547, Page 74, Register's Office for said County, described according to a survey by Southern Lane & Associates, Inc. dated March 18, 1988, as follows:

Said parts of said Lots. 27, 28 and 29 front together 116 feet on the south side of Hester Avenue and extends back 30 feet on the westerly line and 64 feet on the easterly line to the northerly line of the interstate I 440 right of way on which it measures 120.8 feet

All other matters contained in said **Warranty Deed** remain the same.

FURTHER, Affiant saith not.

President

By: Victor Hazelwood, President
Advantage Title and Escrow, Inc.

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 Victor Hazelwood with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the President of Advantage Title and Escrow, Inc., the within named bargainor, a Corporation, and that such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Advantage Title and Escrow, Inc., as President.

Witness my hand and official seal at NASHVILE, TN on this 28th day AUGUST,2020 .

Notary Public, commission expires

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022