Karen Johnson Davidson County
Batch# 473652 AFFIDAVIT
09/11/2020 08:02:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200911-0103511

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Ryan Terrell**, hereinafter referred to as Affiant, on this the 1st day of September, 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. That Warranty Deed of record in Instrument Number **20200818 0092797** in the Register's Office for Davidson County, Tennessee, was recorded with an typographical error in the legal description.

2. Said legal description references the "Plan of the JJ Trimble Tract" and it should be corrected to "Plan of the JJ Tamble Tract".

3. The corrected legal description should read as follows:

   LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE PLAN OF THE J.J. TAMBLE TRACT, OF RECORD IN BOOK 421, PAGE 29, REGISTER'S OFFICE FOR SAID COUNTY.

   SAID LOT NO. 10, A CORNER LOT, FRONTS 50.0 FEET ON THE WESTERLY MARGIN OF NORTH 16TH STREET AND 204.2 FEET ON THE NORTHERLY MARGIN OF GROVE STREET OR ORDWAY AVENUE, AND EXTENDS BACK 204.2 FEET ON THE NORTHERLY LINE AND 50.0 FEET ON THE WESTERLY LINE ALONG THE EASTERLY MARGIN OF A 15 FOOT ALLEY, TO A POINT OF INTERSECTION.

4. This Affidavit is made to include the language stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Ryan Terrell, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Ryan Terrell**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of September 2020.

NOTARY PUBLIC

My Commission Expires: 6/11/2023

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

True Copy Certification

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the custodian 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

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY