Karen Johnson Davidson County
Batch# 486848 AFFIDAVIT
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Fees: $37.00 Taxes: $0.00
20200930-0112925

This Instrument Prepared By:
Sherrard & Roe, PLC (CLL)
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

SCRIVENER'S AFFIDAVIT

(Correction of the legal description on deed)

The undersigned swears and affirms as follows:

1. On March 10, 1998, Nancy Keen Butterworth Palmer, executed a Quitclaim Deed that conveyed all of her right, title and interest in certain real property known as Map and Parcel 131 13 0 010.00, 5403 Stanford Drive, Nashville, Tennessee, to Nancy Keen Butterworth Palmer, Trustee of the Qualified Personal Residence Trust of Nancy Keen Butterworth Palmer dated March 10, 1998, recorded in Book 10832, page 43, Register's Office for Davidson County, Tennessee (the "Deed").

2. Due to an error in the search of real property records prior to recordation of the Deed, the legal description contained in the Deed did not include the entire legal description of the property being conveyed. The original Warranty Deed conveying the property of record at Book 6307, page 845 Register's Office for Davidson County, Tennessee (the "Warranty Deed") was corrected by Deed of Correction record in Book 6399, page 855, said Register's Office (the "Deed of Correction"). The Deed of Correction added to the property description contained in the Warranty Deed and corrected the text of an easement granted in the Warranty Deed and did not restate the full property description. Therefore, the complete property description is contained in a combination of both the Warranty Deed and the Deed of Correction. When preparing the Deed, only the property description contained in the Deed of Correction was included and the Deed did not include the full property description as contained in both the Warranty Deed and the Deed of Correction.

3. As stated in the Deed of Correction, "John Gray Palmer and wife, Nancy Keen B. Palmer purchased certain improved property known as 5403 Stanford Drive; and...by inadvertence a strip of land measuring fifty by two hundred feet was not included in the description contained in the Warranty Deed ...said strip of land was purchased by John Gray Palmer and wife, Nancy Keen B. Palmer, and should have been conveyed by the Warranty Deed."

4. By the Deed recorded in Book 10832, page 43, it was the intent of Nancy Keen Butterworth Palmer to convey the entire property as described in both the Warranty Deed and the Deed of Correction to Nancy Keen Butterworth Palmer, Trustee of the Qualified Personal Residence Trust of Nancy Keen Butterworth Palmer dated March 10, 1998, and as such the conveyance of the entire property was reported as a completed gift for federal and state gift tax purposes.

5. The Deed is, therefore, corrected by deleting the following:

> The rear or northerly fifty feet of Lot 28 on Stanford and Criswell's revised plan of Westwood of record in Book 974, page 14, Register's Office for

Davidson County, Tennessee. Said strip is fifty feet deep and two hundred feet across.

Being the same property conveyed to John Gray Palmer and wife, Nancy Keen Butterworth Palmer by deed from Overton Thompson, Jr. Executor of the Estate of Ophelia Palmer Stokes and Livingfield More, Mary Palmer Daniel Thomson, Mason Daniel Barrett, Jacquelin James Daniel, John Gray Palmer, Ophelia Palmer Thompson Paine, Margaret Allison Thompson, Emily Overton Thompson Brooks, Alex Sstokes Palmer, and Joseph B. Palmer IV, devisees under the will of Ophelia Palmer Stokes. The Grantee, John Gray Palmer, having since died on January 5, 1997 leaving Nancy Keen Butterworth Palmer as sole owner.

and substituting the same with:

Land in Davidson County, Tennessee, being all of the property known as the Walter Stokes Residence on Stanford Drive with the exception of all of Lot No. 28 of Stanford & Criswells Subdivision of Westwood, and described as follows:

Beginning at a point, the common corner of Lots Nos. 52 and 53 in the north line of Lot No. 29; thence with a line N 47° 15' E 112 feet to a stake; thence N 28° 30' E 122.5 feet to a stake; thence N 57° W 36 feet to a stake in the common line between Lots Nos. 52 and 53; thence with said line N 28° 30' W 357 feet, more or less, to the common northerly corner of Lots Nos. 52 and 53, in the southerly line of Lot No. 54; thence with the line between Lots Nos. 52, 54 and 55, N 67° W 350 feet, more or less, to a stake, the common corner of Lots Nos. 49, 50, 52 and 55; thence with the line between Lots Nos. 52 and 50, S 23° 45' W 250 feet to a point, said point being the common rear corner of Lots Nos. 50 and 51; thence with the line between Lots Nos. 50 and 51, N 68° 30' W 200 feet to a stake; thence S 23° 45' W 347 feet to a point, said point being 50 feet south of the common line between Lots Nos. 27 and 51; thence S 71 ° 45' E 190 feet to a point in the line between Lots Nos. 27 and 28; thence with the line between Lots Nos. 27 and 28 N 33° 30' E 50 feet to the common corner of Lots Nos. 27, 28 and 52; thence with the line between Lots Nos. 28 and 52, S 57° E 200 feet to the common rear corner of Lots Nos. 28 and 29; thence with the line between Lots Nos. 28 and 29, S 33° 30' W 50 feet to a point; thence S 57° E 100 feet to a stake; thence N 33° 30' E 50 feet to the common corner of Lots Nos. 52 and 53 in the rear line of Lot No. 29, the point of beginning.

Ingress and Egress to the above described tract is over an easement as set out in Book 1001, page 505, said Register's Office, and quoted as follows:

"As a part of the consideration, the parties of the second part, the Granters, dedicate forever a thirty-five foot roadway across the south end of Lot 32 up to the east line of said Lot 53, as indicated and shown on the scale map

of Westwood, as of record in Book 974, page 14, Register's Office of Davidson County, Tennessee, and an easement of right-of-way of thirty-five feet, commencing at the point where the said roadway dedicated across the south end of Lot 32 touches the east line of Lot 53, is granted by the parties of the first part, and said easement of right-of-way running across the south end of Lot 53 to the eastline of Lot 52, to be located as shown on the said map of Westwood, as of record in Book 974, page 14, Register's Office of Davidson County, Tennessee. Said thirty-five foot easement is a perpetual easement for the benefit of Lots 52 and 54."

Being the same property conveyed to John Gray Palmer and wife, Nancy Keen Butterworth Palmer by Warranty Deed from Overton Thompson, Jr., Executor of the Estate of Ophelia Palmer Stokes and Livingfield More, Mary Palmer Daniel Thomson, Mason Daniel Barrett, Jacquelin James Daniel, John Gray Palmer, Ophelia Palmer Thompson Paine, Margaret Allison Thompson, Emily Overton Thompson Brooks, Alex Stokes Palmer, and Joseph B. Palmer IV, devisees under the will of Ophelia Palmer Stokes, of record in Book 6307, page 844, Register' Office for Davidson County, Tennessee. The Grantee, John Gray Palmer, having since died on January 5, 1997 leaving Nancy Keen Butterworth Palmer as sole owner.

Said conveyance was subsequently corrected by Deed of Correction of record in Book 6399, page 855, Register's Office for Davidson County, Tennessee, to include the following text that was inadvertently omitted from the Warranty Deed of record at Book 6307, page 845, said Register's Office:

The rear or northerly fifty feet of Lot 28 on Stanford and Criswell's revised plan of Westwood of record in Book 974, page 14, Register's Office for Davidson County, Tennessee. Said strip is fifty feet deep and two hundred feet across.

Granters also convey to Grantee an easement to cut and trim vegetation for the purpose of maintaining a vista from Lot #52, Westwood Subdivision. This easement shall be limited to a strip of land measuring 75 feet in length by 25 feet in width, located in the northwest corner of the southerly 375 feet of Lot #28 of Westwood Subdivision, and more particularly described by metes and bounds as: Beginning at the northwest corner of the southerly 375 feet of Lot 28; thence along the northerly line of said southerly portion a distance of 75 feet; thence at right angles in a southerly direction a distance of 25 feet to a point; thence at right angles in a westerly direction and parallel with the northerly line of said lot a distance of 75 feet, ending at the westerly boundary of said lot; thence at right angles along said westerly boundary in a northerly direction a distance of 25 feet to the point of the beginning.

This said easement shall inure to the benefit and shall be binding upon the heirs and assigns of both Granters and Grantees as covenant running with

the land and is subject to the following terms and conditions: (1) The Grantees' right of access to said easement area will be limited to the northern 50 feet of lot 28; (2) Any cutting and trimming of vegetation will be reasonably necessary for the purposes of maintaining a vista in keeping with previous practice; (3) Any tree tops or limbs cut will be cleaned up and removed; and (4) This easement will not prohibit the owners of the southerly 375 feet of Lot #28 from building a fence or other similar structure on the strip of land subject to the easement

Being the same property conveyed to John Gray Palmer and wife, Nancy Keen Butterworth Palmer by Deed of Correction from Overton Thompson, Jr., Executor of the Estate of Ophelia Palmer Stokes and Livingfield More, Mary Palmer Daniel Thomson, Mason Daniel Barrett, Jacquelin James Daniel, John Gray Palmer, Ophelia Palmer Thompson Paine, Margaret Allison Thompson, Emily Overton Thompson Brooks, Alex Stokes Palmer, and Joseph B. Palmer IV, devisees under the will of Ophelia Palmer Stokes, of record in Book 6399, page 855, Register's Office for Davidson County, Tennessee. The Grantee, John Gray Palmer, having since died on January 5, 1997 leaving Nancy Keen Butterworth Palmer as sole owner.

This is improved property known as 5403 Stanford Drive, Nashville, Tennessee 37215.

Further, the affiant saith not.

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020; and Executive Order No. 61 by Tennessee Governor Bill Lee dated August 28, 2020.

WITNESS MY HAND this 28th day of September, 2020.

AFFIANT:

Carla L Lovell

Carla L. Lovell

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020; and Executive Order No. 61 by Tennessee Governor Bill Lee dated August 28, 2020.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of September, 2020.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020; and Executive Order No. 61 by Tennessee Governor Bill Lee dated August 28, 2020.

I, Carla L. Lovell, 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.

Carla L. Lovell

Carla L. Lovell

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020; and Executive Order No. 61 by Tennessee Governor Bill Lee dated August 28, 2020.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, the 28th day of September, 2020.

Notary Public

My Commission Expires: 9/7/2021

