Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
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Brentwood, Tennessee 37027
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Karen Johnson Davidson County
Batch# 516823 **AFFIDAVIT**
11/16/2020 09:24:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201116-0134632

Prepared from Information Supplied by the Parties

SCRIVENERS AFFIDAVIT TO CORRECT INSTRUMENT NO. 20200908-0101687

RE: Correction of Quitclaim Deed from Teresa G. Brockman d/b/a Richland Animal Clinic, of record in Record Instrument No. 20200908-0101687, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Comes now the undersigned, Russell T. Cook, and after first being duly sworn, does state that he is an attorney with the law firm of Russ Cook and Associates, P.C., and that the following statements are true to the best of his knowledge, information and belief:

1. Russ Cook and Associates, P.C., prepared a Quitclaim Deed dated September 2, 2020, in which Teresa G. Brockman d/b/a Richland Animal Clinic conveyed certain real property to Teresa G. Brockman, Trustee, Teresa G. Brockman Revocable Living Trust Agreement dated May 28, 2008, as amended, said Quitclaim Deed having been recorded on September 8, 2020, in Instrument No. 20200908-0101687, Register's Office, Davidson County, Tennessee, which is attached hereto and incorporated herein by reference.

2. The description of the real property was purely through error described incorrectly in said Quitclaim Deed. The complete and correct description of the property is as follows:

> Land in Davidson County, Tennessee and being Lot 1A on the plan of Dr. Teresa Brockman Property Subdivision of record as Instrument No. 20010410-0035252, R.O.D.C., TN more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated March 9, 2001, being parcel 319.00 on Davidson County property map 91-13 and shown as Subdivision No. 20005-105U-07 to which plan reference is hereby made for a more complete description.
>
> Being a portion of the same property conveyed to **Teresa G. Brockman d/b/a Richland Animal Clinic**, by Warranty Deed dated July 25, 1997, from **R.D.R., L.P., a Tennessee limited partnership**, recorded in Book 10543, Page 625, Register's Office of Davidson County, Tennessee, and corrected by Deed of Correction, recorded in Book 10814, Page 479, Register's Office of Davidson County, Tennessee.

This is improved property known as: **6109 Charlotte Pike, Nashville, TN 37209.**

3. The purpose of this Affidavit is to attest and affirm that the mistake is an oversight error and that it does not in any way change or alter the understanding and intentions of the parties who executed said Quitclaim Deed.

FURTHER, AFFIANT SAYS NOT.

WITNESS my hand this 10th day of November 2020.

Russell T. Cook, Affiant

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Russell T. Cook**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:
9/23/2024

