Karen Johnson Davidson County
Batch# 517280 AFFIDAVIT
11/17/2020 08:43:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201117-0135275

This Instrument Prepared By:
Freeman and Bracey, PLC
P. O. Box 527
Goodlettsville, Tennessee 37070

**SCRIVENER'S AFFIDAVIT**

**WHEREAS,** this affidavit is executed to correct the property description of a certain Warranty Deed dated August 31, 2020, between **ROBERT F. INGRAM AND SHARON INGRAM HOUSTON**, Grantors, and **CDS CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, Grantee, recorded on September 10, 2020 as Instrument No. 20200910-0103010, in the Register's Office of Davidson County, Tennessee; and

**WHEREAS,** Freeman & Bracey, PLC, prepared said Warranty Deed transferring certain property and more particularly described as follows:

> Land in Davidson County, Tennessee, being a 1.49 acre tract, more or less, as shown on the map entitled Goodlettsville Heights, Section IV, of record in Book 2133, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being part of the same property conveyed to ROBERT S. INGRAM AND WIFE, JEAN H. INGRAM, by deed from JACK P. BRATTON AND WIFE, PATRICIA ANN BRATTON, of record in Book 2645, page 179, dated April 24, 1957, said Register's Office.
>
> ROBERT S. INGRAM died on or about November 9, 1985, leaving JEAN H. INGRAM as the surviving tenant by the entirety.
>
> JEAN H. INGRAM died testate on or about August 15, 2016, devising said property to ROBERT F. INGRAM AND SHARON INGRAM HOUSTON.

**WHEREAS**, said deed description of the Warranty Deed failed to include the following metes and bounds and the year of death for Jean H. Ingram was misstated:

> Beginning at a concrete marker at the southwest corner of Lot No. 19 on said plat, running thence North 59° 51' East 272.3 to a concrete marker; thence North 47° 37' East 68.9 feet to a concrete marker; thence South 18° 9' East 40.7 feet to a concrete marker; thence South 16° 6' West 340.5 feet to a concrete marker; thence North 87° 58' West 232 feet to a concrete marker; thence North 0° 27' West 209.3 feet to the point of beginning.

**NOW THEREFORE, I, Russell E. Freeman,of Freeman & Bracey, PLC,** do attest and affirm that the Deed Description should be as follows:

> **Land in Davidson County, Tennessee, being a 1.49 acre tract, more or less, as shown on the map entitled Goodlettsville Heights, Section IV, of record in Book 2133, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**Beginning at a concrete market at the southwest corner of Lot No. 19 on said plat, running thence North 59° 51' East 272.3 to a concrete marker; thence North 47° 37' East 68.9 feet to a concrete marker; thence South 18° 9' East 40.7 feet to a concrete marker; thence South 16° 6' West 340.5 feet to a concrete marker; thence North 87° 58' West 232 feet to a concrete marker; thence North 0° 27' West 209.3 feet to the point of beginning.**

**Being part of the same property conveyed to ROBERT S. INGRAM AND WIFE, JEAN H. INGRAM, by deed from JACK P. BRATTON AND WIFE, PATRICIA ANN BRATTON, of record in Book 2645, page 179, dated April 24, 1957, said Register's Office.**

**ROBERT S. INGRAM died on or about November 9, 1985, leaving JEAN H. INGRAM as the surviving tenant by the entirety.**

**JEAN H. INGRAM died testate on or about August 15, 2019, devising said property to ROBERT F. INGRAM AND SHARON INGRAM HOUSTON.**

**IN WITNESS WHEREOF,** I have hereunto set my signature, on this the 4th day of November, 2020.

**Freeman & Bracey, PLC**

**Russell E. Freeman (BPR# 13244)**
P. O. Box 547
Goodlettsville, Tennessee 37070
Phone: (615) 859-1328

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 **Russell E. Freeman**, with whom I am personally acquainted (or proved upon the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an attorney with the law firm of Freeman & Bracey, PLC and that he as such representative of said law firm, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the law firm by himself as an attorney.

WITNESS my hand and official seal at Goodlettsville, Tennessee, on this the 4th day of November, 2020.

JUDY CALLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES JAN 31, 2024

NOTARY PUBLIC

My Commission Expires: 1/31/2024