Karen Johnson Davidson County
Batch# 519229 AFFIDAVIT
11/19/2020 02:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201119-0136458

This Instrument Prepared By:
Lakeside Title & Escrow, LLC
845 Wren Rd.
Goodlettsville, TN 37072
20-2515TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Cross Reference to:
Instrument No. 20201030-0126691
Davidson County, Tennessee

SCRIVENER'S AFFIDAVIT

Before me, the undersigned attesting officer, came Chasity Petty (the "Affiant") on behalf of Lakeside Title & Escrow, LLC, who being duly sworn, deposes as states as follows:

1.

Pillar Title & Escrow, LLC was the settlement agent on the 21st of October, 2020 closing, representing **Ana Carolina Nedreberg and Juan Alberto Meza**, (hereinafter referred to as "Borrower") and **Castle & Cooke Mortgage, LLC**, (hereinafter referred to as "Lender") for a transaction involving the property described as **4341 Central Pike, Hermitage, TN 37076**.

2.

In conjunction with said closing, Pillar Title & Escrow, LLC conducted the closing and recorded the documents for the transaction dated October 21, 2020, executed by Christopher Berry and Jan L. Bular (hereinafter referred to as "Seller" and recorded in Instrument No. 20201030-0126691, Davidson County, Register of Deeds.

3.

A scrivener's error was made in the legal description on the Warranty Deed. The metes and bounds description for the subject property was omitted in error. The ERROR is hereby corrected as follows:

See attached Exhibit "A"

4.

The purpose of the affidavit is to put all parties on notice of the above-described error and to correct the same.

5.

Affiant is aware that this Affiant will be relied upon by lenders, attorneys, title holders, prospective purchasers and title insurance companies.

Chasity Petty
Chasity Petty

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, in and for said State and County, the within name Chasity Petty, the Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 16th day of November, 2020.

Notary Public

My Commission Expires: 03/07/2023

Exhibit "A"

The Following described tract of Land:

Beginning at a point on the North margin of Central Turnpike Westwardly from the Southeast corner of a 2.13 acre tract of land conveyed by J. R. Jackson to Davidson County by deed of record in Book 658, page 443, Register's Office for Davidson County, Tennessee. Said point being a corner of said 2.13 acre tract; running thence with the North margin of said Turnpike North 84 \'bd degrees West 355 feet to a point; thence leaving said turnpike North 1 degrees East 139 \'bd feet to a Cedar tree; thence North 43 \'be degrees East 535 feet to a post on the East Bank of Dry For Creek; thence North 62 degrees East 225 feet to the center of the Earheart Road: thence with the center of said road South 04 degrees West 450 feet to the center of a bridge over Dry Fork Creek: thence down said creek with its center North 23 \'bd degrees West 225 feet to a point in the center of said creek; thence leaving said creek and running with the Northerly boundary line of the said 2. 13 acre tract conveyed by J.R. Jackson to Davidson County South 69 \'be degrees West 180 feet to a point: thence with the West line of said 2.13 acre tract South 4 \'be degrees West 300 feet to an iron pipe corner: thence South 80 \'bc degrees East 100 feet to an iron pipe corner; thence South 4 \'be degrees West 40 feet to the beginning, containing 3.27 acres, more or less.

Included in the foregoing description, but specifcally excluded from this conveyance is the property previously conveyed by B. H. Goodman and wife, as follows:

1. B. H. Goodman et ux to B.O. Bakes, et ux, dated April 24. 1946, as of record in Book 1383, page 501, in the Register's Office for Davidson County, Tennessee.

2. B. H. Goodman et ux to B.O. Bakes, et ux, dated January 5, 1949 and recorded in Book 1712, page 319, in the Register's Office for Davidson County, Tennessee.

3. B. H. Goodman et ux to B.O. Bakes, et ux, dated December 30, 1952, of record in Book 2148, page 252, in the Register's Officece for Davidson County, Tennessee.

4. B. H. Goodman et ux to B.O. Bakes, et ux, dated January 6, 1954, of record in Book 2246, page 173, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Berry, an unmarried person by Warranty deed from Jay Wilfong, an unmarried person of record in Instrument No. 20011018-0113691 Register's Office for Davidson County, Tennessee, dated October 17, 2001 and recorded on October 18, 2001. (Value of consideration shown in aforementioned deed $117,500.00.).

Being the same property conveyed to Christopher Berry and Jan L. Bular, as Joint Tenants with Rights of Survivorship and not as Tenants in Common by Quitclaim deed from Christopher Berry of record in Instrument No. 20011026-0117229 Register's Office for Davidson County, Tennessee, dated October 17, 2001 and recorded on October 26, 2001.

True Copy Certification

I, **Jessi Castleman** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessi Castleman

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy Jones** a notary public for this county and state, **Jessi Castleman,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Jones
My Commission Expires:

SEAL

