Karen Johnson Davidson County
Batch# 522184 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20201130-0139045

This Instrument Prepared By and Return To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

SCRIVENER'S AFFIDAVIT OF PREPARATION OF QUITCLAIM DEED

(reference to Quitclaim Deed of record in Instrument No.20180305-0020674 RODC)

Comes now Robert L. Scruggs, Attorney Office., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215, and states on oath:

1. That I prepared a certain Quitclaim Deed, recorded March 5, 2018 as Instrument No. 20180305-0020674, in the Register's Office of Davidson County, Tennessee, wherein Brian Bequette was the grantor(s) and Bayfront, LLC, a Tennessee limited liability company, were the grantees;

2. That though inadvertence the legal description for 327 Viville Avenue, Nashville, TN 37210 reference in the Quitclaim Deed was incorrect as recorded.

3. That the correct Legal description should read as follows:

   Land in Davidson County, Tennessee, being Lot No. 38 and the easterly 1/2 Lot No. 37 on the Map of the Subdivision of Jane Watkins Tract, as of record in Plat Book 2, page 108, Chancery Court for Davidson County, Tennessee.

   Said Lot and part Lot adjoin and front together 75 feet on the northerly side of Vivelle Street and run back between parallel lines, along the westerly margin of Whitely Avenue 150 feet to an alley.

   Being the same property conveyed to Brian Bequette, married by Warranty deed from Virginia Pauley Winfrey, unmarried, filed for record on July 3, 2014 as Instrument No. 20140703-0058970, Register's Office for Davidson County, Tennessee.

   INCLUDED BUT EXCLUDED FROM THIS LEGAL IS THE FOLLOWING:

   Land located in the 17th council district of Davidson County, Tennessee. Said land being the easterly 1/2 of lot 37 on the map of the subdivision of the Jane Watkins tract (book 2. Page 108 chancery court for Davidson county, Tennessee) described more particularly as follows: '

   Beginning at a point on the northerly margin of Viville avenue, said point being the common front corner of lots 37 & 38 on the map of the subdivision of the Jane Watkins tract (Book 2. Page 108 Chancery Court for Davidson County, Tennessee), said point being located N 87 deg. 10'00" W 50.00 feet from the northwest intersection of said Viville Avenue and Whitney Avenue; thence with said northerly margin N 87 deg. 10'00" W 25.00 feet to a point; thence leaving said northerly margin N 02 deg. 46'53" E 150.00 feet to a point in the southerly margin of an alley; thence with said southerly margin S 87 deg. 10'00" E 25.00 feet to a point at the northwest corner of said lot 38; thence with the line between said lots 37 & 38 S 02 deg. 46'53" W 150.00 feet to the point of beginning.

   Being the same property conveyed to Paty Construction, LLC by Warranty Deed form Brian Bequette, filed for record on April 13, 2013 as Instrument No. 20170413-0036155, Register's Office for Davidson County, Tennessee.

4. That this affidavit was given to explain the error and to assist the present owner as well as all future owners, lenders, title examiners and insurers.

Robert L Scruggs

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 Robert L. Scruggs, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 23rd day of November 2020.

My commission expires: 1-3-2022

Notary Public

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

Certificate of Authenticity

I, Robert L. Scruggs, 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, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1-3-2022.