THIS INSTRUMENT WAS PREPARED BY:
Lenders Title Company
557 Sam Ridley Parkway
Smyrna, TN 37167

Karen Johnson Davidson County
Batch# 528683 AFFIDAVIT
12/10/2020 10:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201210-0144406

SCRIVENER'S AFFIDAVIT

I, Lisa K. R. Wagner for Lenders Title Company and scrivener for a Warranty Deed, executed by **Adam Grover and Farrah Usmani**, husband and wife, as of record in Instrument no. 20201103-0128109, dated October 29, 2020, and recorded on November 03, 2020, Register's Office for Davidson County, Tennessee, do hereby certify that the following corrections should be made to the above-referenced instrument:

1. The Exhibit "A" legal description recorded and attached to the above mentioned Warranty Deed of record in Instrument no. 20201103-0128109, Register's Office for Davidson County, Tennessee was inadvertently and purely through a scrivener's error an **incorrect** legal description.

2. **Now, therefore** in order to correct the above scrivener's error, attached hereto and made a part hereof is the **Correct Legal Description** noted as Exhibit "A".

3. Further Affiant sayeth not.

Witness my hand this 3 day of December, 2020

Lisa K. R. Wagner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said county and state, Lisa K. R. Wagner, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2020.

My Commission Expires: 01.08.2024

Notary Public

LUTECE M. BONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 87 and the Easterly 16 feet of Lot No. 88 on the Map of Thornby Place of record in Plat Book 332, Page 3, in the Register's Office for Davidson County, Tennessee; said Lot No 87 and Part of Lot No. 88 from together 66 feet on the Southerly side of West Sharpe Avenue formerly Osage Street and runs back between parallel lines 147 feet more or less to an alley.

Being the same property conveyed to Adam Grover and Farrah Usmani, husband and wife by Warranty deed from Daniel Akridge, unmarried of record in Instrument No. 20180119-0005877 Register's Office for Davidson County, Tennessee, dated January 12, 2018 and recorded on January 19, 2018.

Being also known as 870 Sharpe Ave, Nashville, Tennessee 37206.

SolomonParks File No. 20-000453-529

Certificate of Authenticity

I, Lisa K.R. Wagner, 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.

Lisa K R Wagner

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lynda Marvel a notary public for this county and state, LISA K R Wagner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lynda Marvel

Notary's Signature

My Commission Expires: 8-22-22

Notary's Seal (If on paper)

