Karen Johnson Davidson County
Batch# 529880 AFFIDAVIT
12/10/2020 04:17:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201210-0145095

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903
File # G-VRES-20-329B

Maximum Principal Indebtedness for Tennessee tax recording purposes is $0.00.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Adam Jefferson**, hereinafter referred to as Affiant, on this the 7th day of December, 2020, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information, and belief:

1. That a Warranty Deed was executed on November 19, 2020 and recorded on November 23, 2020 in **Instrument No. 20201123-0137300, in the Register's Office for Davidson County, Tennessee** for the property commonly known as **329 B Gatewood Ave, Nashville, Tennessee 37207,** and being further described as follows:

   Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of P/O Lot No. 16 & All of Lot No. 27 Trinity Heights Addition, of record in Instrument No. 20200113-0004254, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

   Being a portion of the same property conveyed to Jason Feller and wife, Emily DeLoach Feller by Warranty deed from U.S. Bank National Association of record in Instrument No. 20090105-0000555 Register's Office for Davidson County, Tennessee, dated December 22, 2008 and recorded on January 05, 2009.

2. That the above-mentioned Warranty Deed was recorded with a clerical error: the legal description improperly listed **Plat Book 161, Page 38** as the source of the most recent, complete legal description of the property of record.

3. That the actual source of the most recent, complete legal description of the property of record is found in **Instrument No. 20200113-0004254**.

4. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Adam Jefferson, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Adam Jefferson**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of December, 2020.

Stacey Denson Palmer
NOTARY PUBLIC

My Commission Expires: 1/3/23

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, John Gleaves, 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, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY