Karen Johnson Davidson County
Batch# 552025 AFFIDAVIT
01/11/2021 03:34:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210111-0004854

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, TN 37204
G #34114-4

# SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

COMES NOW, **Sherri D. Hollars**, hereinafter referred to as "Affiant", on this 4th day of January, 2021, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief.

1) That Attorneys Title Company, Inc., prepared a certain Warranty Deed dated January 20, 2017, and recorded on January 23, 2017, of record in Instrument No. 20170123-0006931, Register's Office for Davidson County, Tennessee, wherein Robert Towns and wife, Marcy Towns conveyed certain property to Gregory W. Sandford and Nancy L. Sandford, husband and wife; and

2) That said Special Warranty Deed, by scrivener's error, referenced the incorrect legal description; and

3) That Affiant makes this Affidavit for the purpose of correcting the legal description in said Special Warranty Deed as follows:

   **LAND in Davidson County, Tennessee, being part of Lot No.1, on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place of record in Plat Book 421, Page 16, Register's Office for Davidson County, Tennessee, and described as follows:**

   **Said part of Lot No. 1 herein conveyed begins at a point in the southerly margin of Long Avenue, now known as Blair Boulevard, 63 feet east of the corner of Lots Nos. 1 and 2 of said subdivision; thence running eastwardly and along the southerly margin of Blair Boulevard 87 feet to the westerly margin of a 15 foot alley; thence with the westerly margin of said alley in a southwesterly direction 172 feet, more or less, to a point; thence northerly parallel with the line between said Lots Nos. 1 and 2, 137 feet to the point of beginning in the southerly margin of Blair Boulevard, being the easterly part of Lot No. 1 in Westmoreland Place.**

4) That Gregory W. Sandford and Nancy L. Sandford, husband and wife join in this Scrivener's Affidavit to acknowledge the correct legal description of the property which they jointly own.

**AFFIANT** further said not.

**Sherri D. Hollars, Affiant**

Gregory W. Sandford
**Gregory W. Sandford**

Nancy L. Sandford
**Nancy L. Sandford**

COUNTY OF DAVIDSON )
STATE OF TENNESSEE )

Sworn to and subscribed before me this 4th day of January, 2021.

My Commission Expires: 12/14/24

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

COUNTY OF DAVIDSON )
STATE OF TENNESSEE )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sherri D. Hollars, Gregory W. Sandford and Nancy L. Sandford** the bargainors, 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 at Nashville, Tennessee, this 4th day of January, 2021.

My Commission Expires: 12/14/24

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY