Karen Johnson Davidson County
Batch# 562729 AFFIDAVIT
01/28/2021 08:09:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210128-0012366

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

AFFIDAVIT REGARDING SCRIVENER'S ERROR

I, Janet Adams, do hereby make oath that I am of majority, under no disability and that I have read this Affidavit and swear that the information contained herein is true, accurate and correct to the best of my knowledge, information and belief. I have personal knowledge of the transaction in which the scrivener's error is involved.

This affidavit is being given pursuant Tennessee Code Annotated 66-24-101(a)(27).

1. On October 26, 2005, our office prepared a Warranty Deed from Sherry A. Lewis (formerly known as Sherry A. Lindahl) and husband, Richard Lewis (Grantors) to Tracy W. Wells, an unmarried woman (Grantee);

2. The Warranty Deed was recorded in Instrument No. 20051028-0130235, Register's Office for Davidson County, Tennessee;

3. The legal description in the Warranty Deed contained a scrivener's error in that the Plat reference is incorrect:

   Land in Davidson County, Tennessee, being Unit 13 on the Plan of Treetops at Harpeth Trace, a Planned Unit Development of record in Book 5200, page 775, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

   The legal description should read as follows:

   Land in Davidson County, Tennessee, being Unit 13 on the **Plat of Revised, Treetops at Harpeth Trace, a Planned Unit Development of record in Book 6250, page 455**, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

4. The real property affected is known as: 724 Harpeth Trace Drive, Nashville, TN 37221.

This Affidavit is being given in furtherance of identification and title to the real property.

FURTHER AFFIANT sayeth not.

Janet Adams

State of TENNESSEE
County of Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Janet Adams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of January, 2021.

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

NOTARY PUBLIC
My Commission Expires: _____

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Dakotah Harvey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Shelby
Notary's Signature

My Commission Expires: _____

