Karen Johnson Davidson County
Batch# 588815 AFFIDAVIT
03/10/2021 02:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210310-0031624

PREAPRED BY, RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206
Mag File No. AT-21-23

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Leslie A. Garside, a resident of Davidson County, Tennessee, being of lawful age, hereinafter referred to as "Affiant," being first duly sworn according to law, deposes and states as follows:

1. That Affiant, as an attorney of Magnolia Title & Escrow, Inc., on January 29, 2021, prepared a certain Warranty Deed, which was executed by Karl Hamilton and Deborah Hamilton and appears of record in Instrument No. 20210203-0015380, in the Register's Office for Davidson County, Tennessee.

2. One of Affiant's duties was to include an accurate and complete legal description for the property being transferred by said instrument.

3. Whereas, by inadvertence, error and mistake, Affiant included a legal description that contained a typographical error in the description.

4. Now, therefore, Affiant hereby certifies that the attached "EXHIBIT A" is intended to and does hereby replace the legal description for the Warranty Deed of record at Instrument No. 20210203-0015380 (with corrections being in **bold face** type), in the Register's Office for Davidson County, Tennessee.

5. The Affiant further affirms that all other terms, provisions, and warranties recited in the Warranty Deed recorded on February 3, 2021, in the Register's Office of Davidson County, Tennessee, not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

Leslie A. Garside, Attorney at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Leslie A. Garside,** with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9 day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 11-6-23

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1, Wilding Subdivision, as recorded in Plat Book 9700, page 679, bounded on the west and north by West Meade Hills, Section 4, as recorded in Plat Book 3300, page 46, on the north and east by the remaining property of Ben Jack Odom, Wilding Subdivision, of recorded in Deed Book 9298, page 339, and also by property belonging to now or formerly Greg Smith, and on the South by West Meade Farms, Inc., Section 9, of record in Plat Book 2331, page 78, and more specifically described as follows:

Beginning on an iron pin on the south margin of a cul-de-sac with a sixty foot (60'), radius, Duquaine Court, thence leaving Duquaine Court with the west line of tract #2 of this survey South 24 degrees 06 minutes 35 seconds West, 293.75' to an iron pin: thence South 57 degrees 34 minutes 05 seconds East, 215.00 to an iron pin; thence South 59 degrees 18 minutes 03 seconds East, 560.89' to an iron pin; thence with Greg Smith and West Meade Farms, Inc., the following, South 14 degrees 03 minutes 26 minutes, West, 268.97' to an iron pin; thence South 66 degrees 02 minutes 00 seconds, 162.20' W to a concrete monument; thence South 67 degrees 14 minutes 00 seconds W, 356.05' to an iron pin: thence South 36 degrees 47 minutes 00 seconds West, 68.46' to an iron pin; the southwestern most comer of the therein described tract; thence with West Made Hills the following . North 27 degrees 47 minutes 40 seconds West, 453.96' to an iron **pin**; thence North 28 degrees 07 minutes 20 seconds West, 108.50' **to** an iron pin; thence North 04 degrees 30 minutes 00 seconds East, 70.00' **to** an iron pin; thence North 13 degrees 58 minutes 12 seconds W, 300.78' to an iron pin, the northwestern most comer of the herein described track thence Lot #3 of this survey North 43 degrees 27 **minutes 02 seconds** East, 399.58' to an iron pin; thence North 26 degrees 53 minutes 17 seconds East 50.15' to a point on the east margin of Duquaine Court; thence with the margin of Duquaine Court around a curve to the left with a radius of sixty feet (60') a distance of 35.01' to an iron pin, the point of beginning and containing 10.96 acres, more or less according to a survey by Galyon W. Northcutt, TN FU.S #1529.

Being the same property conveyed to Karl Hamilton and spouse, Deborah Hamilton by Warranty deed from James N. Smoot III, unmarried and Caroline Anderson Smoot, unmarried of record in Instrument No. 20051202-0145261 Register's Office for Davidson County, Tennessee, dated December 01, 2005 and recorded on December 02, 2005.

Being also known as 6723 Duquaine Court Nashville, Tennessee 37205.

202103100031624

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Return to:
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206