Karen Johnson Davidson County
Batch# 594296 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
20210317-0035602

This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

**SCRIVENER'S AFFIDAVIT**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Adam H. Jefferson**, hereinafter referred to as Affiant, on this 12th day of March , 2021, 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. WHEREAS, Affiant recorded a Deed of Correction dated June 29th, 2020 and recorded June 29th, 2020 in **Instrument Number 20200629-0070135,** Register's Office for Davidson County, Tennessee between **Chan McCullough**, (Grantor) and **Ridgemont Homes, LLC**, (Grantee). Said Deed of Correction having been filed to properly reference the Grantors' and correct and complete the previous conveyance to Chan McCulluogh by Quitclaim Deed of record in **Instrument Number 20190621-0060096**, Register's Office for Davidson County, Tennessee;

2. WHEREAS, Affiant previously recorded a Warranty Deed dated March 20th, 2020 and recorded March 25th, 2020 in **Instrument Number 20200325-0032195,** Register's Office for Davidson County, Tennessee between **Chan McCullough, married**, (Grantor) and **Ridgemont Homes, LLC** (Grantee);

3. WHEREAS, the all of the above mentioned Deeds were recorded containing certain errors and omissions in the legal description;

4. WHEREAS, the said incorrect legal descriptions read as follows:

   As to the above mentioned Deed of Correction:
   Land in Davidson County, Tennessee, being Lot No. 4 and part of Lot No. 5 of Block 11 on the Plan of Charlotte Park Company's Second Addition of record in Plat Book 57, page(s) 160 and 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

   As to the above mentioned Quitclaim Deed:
   Land in Davidson County, Tennessee, being Lot No. 4 and part of Lot No. 5 of Block 11 on the Plan of Charlotte Park Company's Second Addition, as of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee.

   Said property fronts 75 feet on the southerly side of Park Av (formerly First) and runs back between parallel lines 150 feet to an alley.

   As to the above mentioned Warranty Deed:
   Land in Davidson County, Tennessee, being Lot No. 4 and part of Lot No. 5 of Block 11 on the Plan of Charlotte Park Company's Second Addition, as of record in Plat Book 57, page(s) 160 and 161, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

   Said property fronts 75 feet on the southerly side of Park Avenue (formerly First) and runs back between parallel lines 150 feet to an alley.

5. WHEREAS, Affiant makes this affidavit for the purpose of amending and correcting the legal description contained in all of the aforementioned Deed of Correction, Quitclaim Deed and Warranty Deed;

6. NOW THEREFORE, the correct legal description should read as follows:

   Land in Davidson County, Tennessee, being Lot No. 4 and the easterly half of Lot No. 5 of Block 11 on the Plan of Charlotte Park Company's Second Addition to Nashville, as of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee.

   Said Lot No. 4 and part of Lot No. 5 front together 75 feet on the southerly side of Park Avenue, formerly First Avenue, and runs back between parallel lines 150 feet to an alley.

Affiant:

**Adam H. Jefferson**

STATE OF Tennessee

COUNTY OF Davidson

I, Margaret R. Means, a Notary Public of the County and State first above written, do hereby certify that **Adam H. Jefferson** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th day of March, 2021.

Notary Public

My Commission Expires:

(SEAL) 9/7/2021

MARGARET R. MEANS
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