Karen Johnson Davidson County
Batch# 618617 AFFIDAVIT
04/20/2021 09:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210420-0052623

Prepared by:
Wagon Wheel Title
204 South 11th Street
Nashville, TN 37206

SCRIVENER'S AFFIDAVIT

State of Tennessee
County of Davidson

The undersigned, J. Brandon Miller, being first duly sworn, deposes and makes oath as follows:

I prepared the following documents:

Warranty Deed dated April 5, 2017, from Prime Nashville, LLC, a Tennessee Limited Liability Company, to Happy Valley Homes, LLC, a Tennessee Limited Liability Company, of record at Instrument No. 20170413-0036443, Register's Office for Davidson County, Tennessee

The legal description of the real property contained in the above-referenced instrument is incorrect in that Tract 6 (as to parcel 070-08-0-061.00) was conveyed entirely instead of "a portion of" as referenced on prior deeds of record. The correct legal description is attached hereto as Exhibit A.

Therefore, in order to comply with the intentions of the parties to said instrument, the legal description of real property attached hereto as Exhibit A is hereby substituted in its entirety for the legal description originally contained in the above-referenced instruments for Tract 6 (as to parcel 070-08-0-061.00).

Witness my hand this 19th day of April, 2021.

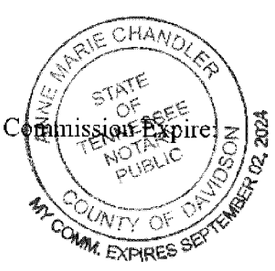
Wagon Wheel Title & Escrow, LLC

By: _____
Name: J. Brandon Miller
Title: Attorney/Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Brandon Miller, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of April, 2021.



My Commission Expires: _____

_____
Notary Public

EXHIBIT A

Certain real property situate Davidson County, Tennessee, and described as follows, to-wit:

Being part of Lots 152, 153 and 154 on the Plan of Haynies Republican plan of which is of record in Plat Book 161, page 92, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Said part of Lot No. 152, 153 and 154 on the north side of West Trinity Lane front West Trinity lane 126 feet and fronts the east side of McKinley Street 65 feet to the common corner of Lot Nos. 151 and 152 on McKinley Street; thence in an easterly direction 110 feet to West Trinity Lane; being triangular in shape.

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

