Karen Johnson Davidson County
Batch# 636789 AFFIDAVIT
05/14/2021 02:01:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210514-0065502

THIS INSTRUMENT PREPARED BY:
Nashville Title, LLC
5120 Virginia Way, Suite B13
Brentwood, TN 37027

AFFIDAVIT OF SCRIVENER'S ERROR

This Affidavit is being executed for the purpose of correcting the legal description on the Warranty Deed of record in Instrument Number 20090115-0004012, Register's Office for Davidson County, Tennessee. Said deed was granted by **Mary Beth Peery, Executrix of the Estate of Don C. Peery to Bryan Grigsby, an unmarried man, and Fenton Ray Grigsby, a married man.**

Comes now ANDREW H. MALONEY, who, having first been duly sworn according to law, depose and say:

1. Nashville Title, LLC prepared the above mentioned Warranty deed, and I, Andrew H. Maloney was the President of Nashville Title, LLC.

2. On or about the 12th day of January, 2009, my office, prepared a Warranty Deed in which **Mary Beth Peery, Executrix of the Estate of Don C. Peery**, conveyed a certain parcel of land in Davidson County to **Bryan Grigsby, an unmarried man, and Fenton Ray Grigsby, a married man**, which Warranty Deed is of record in Instrument Number 20090115-0004012, Register's Office for said County.

3. That the property description on the Warranty Deed identified Subdivision name incorrectly as follows:

Being the Westerly part of Lot No. 11 of Block No. 23 in E.J. Plummer's Plan of lots, of record in Plan Book 161, page 39, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

4. That the intent of the parties to the transaction was that the deed should have stated as follows:

LAND in Davidson County, Tennessee, being the Westerly part of Lot No. 11 of Block No. 23 in E. J. Plummer's Plan of lots, as of record in Plan Book 161, page 39, Register's Office for Davidson County, Tennessee. Said Westerly part of Lot No. 11 fronts 50 feet on the Southerly side of Elkins Avenue, formerly Second Street, and runs back between parallel lines 150 feet to an alley, and includes the Easterly part of Lot No. 12 of Block No. 23 Charlotte Park Company's Second Addition to Nashville, a plan of which is of record in Book 57, pages 160 and 161, said Register's Office.

Further affiants say not.

STATE OF TN }
COUNTY OF Williamson }

Sworn to and subscribed before me this 4 day of MAY, 2024

My commission expires:
6/26/24

NOTARY PUBLIC

State of Tennessee }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, ANDREW H. MALONEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4 day of MAY, 2021

My Commission expires:
6/26/24

NOTARY PUBLIC

I, Andy Maloney, 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, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 6/26/24