Karen Johnson Davidson County
Batch# 637905 AFFIDAVIT
05/17/2021 03:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210517-0066469

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)

GRANTOR: Drake P. Walker, a single man

GRANTEES: Lauren K. Brown and Brandon Bennett

PROPERTY DESCRIPTION: Land in Davidson County, Tennessee, Being All of Lot No. 87, in the Subdivision of Lot Nos. 39, and 40 of the B. F. Cockrill Farm, As Shown on Survey and Plat of Same Appearing of Record in Book 332, Page 41, Registers Office for Davidson County, Tennessee, to Which Plan Reference is Here Made for a More Complete and Accurate Description of Said Lot. Included in the Above Description but Expressly Excluded Herefrom is The Following Tract of Land:

Beginning at a Point on the Northern Corner of the Property, the Common Corner With Property Owned by Joe Barnes, Jr. Of Record in Book 4151, Page 356, Registers Office for Davidson County, Said Point Located on the Southwestern Existing Right of Way of Mackie Street, and Being 13,400 Meters (43.98 Feet), More or Less, Right of Ramp C Survey Centerline Station 110 Plus 326.000, More or Less; Thence South 64 degrees 45 minutes 04 seconds East Along the Existing Right of Way of Mackie Street, And Being 15.240 Meters (50.00 Feet) to a Point Located on the Eastern Comer of the Property, the Common Comer With Property Owned by Lucille Cauthron, of Record in Book 5782, Page 798, and Being 12.100 Meters (39.698 Feet), More or Less, Right of Ramp C Survey Centerline Station 110 Plus 341.500, More or Less; Thence South 25 degrees 14 minutes 56 seconds West Along the Common Line, and Being 15.314 Meters (50.24 Feet), to a Point on the Common Line, Said Point Located Also on the Southwestern Proposed Controlled Access Right of Way of Briley Parkway, and Being 27.400 Meters (89.895 Feet), More or Less, Right of Ramp C Survey Centerline Station 110 Plus 343.300, More or Less; Thence North 47 degrees 59 minutes 41 seconds West Along the Proposed Controlled Access Right of Way of Briley Parkway, and Being 15.916 Meters (52.22 Feet) to a Point on the Northwestern Line of the Property Owned, the Common Line With Property Owned by Joe Barnes, Jr., and Being 24.016 Meters (78.79 Feet) Right of Ramp C Survey Centerline Station 110 Plus 326.544; Thence North 25 degrees 14 minutes 56 seconds East Along the Common Line, and Being 10.694 Meters (35.068 Feet) to the Point of Beginning, Containing 198.400 Square Meters (2,136 Square Feet), More or Less. (This is Recorded as Instrument 200108280092702, Register's Office for Davidson County. Tennessee).

ADDRESS: 5805 Mackie Place, Nashville, TN 37209

Comes now, Ashley Pospiech, first being duly sworn, and deposes and says:

She is an Authorized Agent for Midtown Title, LLC, being duly sworn according to law, does hereby make oath that the following statements are true to the best of her information, knowledge and belief:

1. I recorded the Warranty Deed that conveyed the above- described property from Drake P. Walker, a single man ("Grantor") to Lauren K. Brown and Brandon Bennett ("Grantee"). Said Warranty Deed was executed by the Grantor and delivered to the

Grantees on April 15, 2021, and then recorded April 16, 2021, in Instrument No. 20210416-0051132, Register's Office for Davidson County, Tennessee.

2. It has come to my attention that the Warranty Deed contained an error in that it purports to convey the above-referenced property to Lauren K. Brown and Brandon Bennett. The reference to Lauren K. Brown and Brandon Bennett was an unintentional error as it was the intention of the Grantee to vest the property to Lauren K. Brown and Brandon Bennett, wife and husband.

3. The purpose of this Affidavit is to permanently correct the Grantee's vesting to Lauren K. Brown and Brandon Bennett, wife and husband.

4. All other matters contained in said Warranty Deed remain the same.

5. Further Affiant sayeth naught.

WITNESS MY HAND on this 14th day of May, 2021.

Ashley Pospiech as Authorized Agent for Midtown Title, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ashley Pospiech, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes there in contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of May, 2021.

Rachel Marie Collins
Notary Public
My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

