THIS INSTRUMENT PREPARED BY AND RETURN TO:

Bridgehouse Title
342 Cool Springs Boulevard, Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 674678 **AFFIDAVIT**
07/12/2021 08:24:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210712-0093047

SCRIVENER'S AFFIDAVIT

Comes now Bryan D. Spicer, who is over eighteen (18) years of age and whose address is 342 Cool Springs Boulevard, Suite 202, Franklin, Tennessee 37067 and would state as follows:

On the 15th day of June, 2021, I prepared the below described Warranty Deed. Recorded in Instrument No. 20210621-0083661, in the Register's Office for Davidson County, Tennessee, is a Warranty Deed executed by Frank J. Harrison and Laurel B. Harrison, husband and wife, as Grantors to Qingxia Chen and Nan Chen, married, as Grantees.

The description that appears of record in the Warranty Deed is set forth as follows:

Land in Davidson County, Tennessee, being Lot No. 110 on Crothers Crossing Phase 2, Section 2, Lots 62-123, Final Plat Subdivision of record in Instrument No. 20070807-0093935, in the Register's Office of Davidson County, Tennessee to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frank J. Harrison and Laurel B. Harrison, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated August 28, 2017, of record in Instrument No. 20170829-0088726, corrected in Instrument No. 20180118-0005255, Register's Office for Davidson County, Tennessee.

The foregoing description contains a scrivener's error in that an incorrect legal description was in the Warranty Deed. This error was unintentional. The proper legal description which should appear in the instrument recorded in Instrument No. 20131113-0117453, in the Register's Office for Davidson County, Tennessee, is as follows:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Carothers Crossing Phase 2, Section 2, Lots 62-123, Final Plat Subdivision of record in Instrument No. 20070807-0093935, in the Register's Office of Davidson County, Tennessee to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frank J. Harrison and Laurel B. Harrison, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated August 28, 2017, of record in Instrument No. 20170829-0088726, corrected in Instrument No. 20180118-0005255, Register's Office for Davidson County, Tennessee.

This Affidavit is made of my personal knowledge to correct the error above described.

EXECUTED this 8th day of July, 2021.

Bryan D. Spicer

OATH AND ACKNOWLEDGMENT

On this the 8th day of July, 2021, before me, a Notary Public, duly commissioned and qualified, personally appeared **Bryan D. Spicer**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who executed the foregoing **Scrivener's Affidavit** and who acknowledged that he executed the same as his free act and deed. He also made oath that he has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that he executed the within described document for the purpose of correcting the scrivener's error herein described.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

Notary Public
My Commission expires: 3.7.2023