Karen Johnson Davidson County
Batch# 678385 AFFIDAVIT
07/16/2021 10:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210716-0095760

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Maximum Principal Indebtedness for Tennessee tax recording purposes is $0.00.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Adam H. Jefferson**, hereinafter referred to as Affiant, on this the 15th day of July, 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. That a Warranty Deed was executed on December 14, 2012 and recorded on December 17, 2012 in **Instrument No. 20121217-0116157, in the Register's Office for Davidson County, Tennessee** for the property commonly known as **5022 Old Hydes Ferry Pike, Nashville, Tennessee 37218,** conveying certain real property described therein.

2. That the above-mentioned Warranty Deed was recorded with a typographical error in the legal description, which should have been listed as follows:

SURVEYORS DESCRIPTION

METROPOLITAN NASHVILLE PUBLIC SCHOOLS PROPERTY
WADE SCHOOL
5022 OLD HYDES FERRY PIKE
TAX MAP 67, PARCEL 56
DEED BOOK 2135, PAGE 625-R.O.D.C., TN.

&

DEED BOOK 4199, PAGE 251-R.O.D.C., TN.
SECOND CIVIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF A RAILROAD RIGHT-OF-WAY. BOUNDED ON THE EAST BY THE HERMAN S. WILLIAMS, ET UX PROPERTY AS OF RECORD IN DEED BOOK 9016, PAGE 323-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF OLD HYDES FERRY PIKE. BOUNDED ON THE WEST BY THE REMAINING METRO NASHVILLE PUBLIC SCHOOLS PROPERTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE NORTHERLY MARGIN OF OLD HYDES FERRY PIKE, SAID PIN BEING 146.83 FEET AS MEASURED ALONG THE RIGHT-OF-WAY FROM THE SCOTTSBORO METHODIST CHURCH PROPERTY AS OF RECORD IN DEED BOOK 435, PAGE 101-R.O.D.C., TN. AND BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 10 DEGREES 02 MINUTES 37 SECONDS WEST, 466.69 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF A RAILROAD RIGHT-OF- WAY;

THENCE, WITH SAID MARGIN AND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES 51 MINUTES 18 SECONDS, A RADIUS OF 1,827.75 FEET, A LENGTH OF 441.98, A TANGENT OF 222.07 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 85 DEGREES 17 MINUTES 04 SECONDS EAST, 440.90 FEET TO AN EXISTING MONUMENT;

THENCE, A COMMON LINE WITH THE HERMAN S. WILLIAMS, ET UX PROPERTY AS OF RECORD IN DEED BOOK 9016, PAGE 323-R.O.D.C, TN. SOUTH 5 DEGREES 38 MINUTES 56 SECONDS WEST, 164.00 FEET TO AN IRON PIN SET;

THENCE, SOUTH 78 DEGREES 29 MINUTES 04 SECONDS EAST, PASSING AN WITNESS PIN AT 420.70 FEET FOR A TOTAL DISTANCE OF 450.70 FEET TO THE CENTERLINE OF SULPHUR CREEK;

THENCE, WITH THE MEANDERS OF SULPHUR CREEK AND CONTINUING WITH THE HERMAN S. WILLIAMS, ET UX PROPERTY AS OF RECORD IN DEED BOOK 9016, PAGE 323-R.O.D.C., TN. THE FOLLOWING CALLS:

1. SOUTH 46 DEGREES 42 MINUTES 27 SECONDS WEST, 180.43 FEET;
2. SOUTH 33 DEGREES 17 MINUTES 02 SECONDS WEST, 71.17 FEET;
3. SOUTH 14 DEGREES 58 MINUTES 23 SECONDS WEST, 122.73 FEET;
4. SOUTH 16 DEGREES 46 MINUTES 07 SECONDS EAST, 56.30 FEET;
5. SOUTH 50 DEGREES 09 MINUTES 46 SECONDS EAST, 49.34 FEET;

THENCE, WITH THE NORTHERLY MARGIN OF OLD HYDES FERRY PIKE AND A CURVE TO THE RIGHT, PASSING A WITNESS PIN AT 30.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 19 DEGREES 15 MINUTES 09 SECONDS, A RADIUS OF 775.00 FEET, A LENGTH OF 260.41 FEET, A TANGENT OF 131.45 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 82 DEGREES 59 MINUTES 16 SECONDS WEST, 259.19 FEET TO AN IRON PIN SET;

THENCE, CONTINUING WITH SAID MARGIN, NORTH 73 DEGREES 21 MINUTES 42 SECONDS WEST, 394.75 FEET TO THE POINT OF BEGINNING.

Prepared by:
Thornton & Associates Inc.
1205 South Graycroft Avenue
Madison, TN 37115
File No. 06-1148

Being the same property conveyed to Millarrich Properties, LLC by deed from Joseph John Kovalick, II of record in Document Number 20121217-0116157, Register's Office for Davidson County, Tennessee.

3. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties, and with the intended effect that the foregoing corrected legal description for **5022 Old Hydes Ferry Pike, Nashville, Tennessee 37218** be deemed to have been included in the original Warranty Deed, as intended by the parties.

FURTHER, the Affiant sayeth not.

Adam H. Jefferson, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Adam H. Jefferson**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 03/07/2023

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03.07.2023

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