Karen Johnson Davidson County
Batch# 686166 AFFIDAVIT
07/28/2021 03:39:39 PM 1 pg
Fees: $12.00 Taxes: $0.00
20210728-0101780

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, W. WARNER McNEILLY, III, ("Affiant") being first duly sworn, states upon oath as follows:

1. I am duly authorized to execute this Scrivener's Affidavit, have actual knowledge of the matters set forth within this Affidavit and am competent to testify in a court of law about the facts stated in this Affidavit.

2. I am licensed to practice law in the State of Tennessee and am a member of the law firm of Watkins & McNeilly, PLLC.

3. I am eligible and qualified under the laws of the State of Tennessee to be the Affiant of this Scrivener's Affidavit in that I am the attorney that prepared the Original Instrument, as defined herein, that is being corrected hereby.

4. The purpose of this Affidavit is to provide notice of the scrivener's error described hereinbelow and to correct the Original Instrument.

5. I prepared and recorded that certain Warranty Deed from R. M. SANFORD ("Grantor") to ASAD FARD ("Grantee") recorded as Instrument No. 20000403-0033155 in the Register's Office for Davidson County, Tennessee (the "Original Instrument").

6. The property description of Tract 2 was incomplete. The complete property description is as follows:

Being all of Lot No. 100 and 50 ft of Lot No. 99 in Patterson Subdivision of Maple Hill 6th Civ. Dist. Of Davidson County Tennessee Plat of Subdivision recorded in Book 332, Page 75 Register's Office of Davidson County, Tennessee.

Beginning at the southeast corner of Lot # 101 same being 100 feet south of Patterson Street and 27 ½ feet west of center line of paving on Nolensville Road, and running thence S. 25°E. parallel with center line of pavement 100 feet to cross mark in concrete north of garage, thence S. 65° 30′ W. 144.5 feet to iron pin in north margin of an alley thence N. 85° W. with northern margin of alley 17.0 feet to iron pin in east line of a 12-ft alley thence with eastern margin of said 12 feet alley N. 25° W. 91.46 feet to iron pin at southwest corner of Lot 101 thence with southern line of Lot 101 N 65° 30′ E. 160 feet to beginning being all of Lot No. 100 and the northerly 50 feet of Lot No. 99.

Under penalties of perjury, Affiant swears or affirms that the statements made in this Scrivener's Affidavit are true and correct.

Executed this June 24, 2021.

W. WARNER McNEILLY, III

Sworn to and subscribed to before me by W. WARNER McNEILLY, III this 24th day of June 2021.

ADRIANNE MILLIKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/3/202