This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 692597 AFFIDAVIT
08/06/2021 02:59:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210806-0106474

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Stacey Palmer**, hereinafter referred to as Affiant, on this 23rd 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 her knowledge, information and belief:

1. WHEREAS, Affiant recorded a Warranty Deed dated May 26th, 2021 and recorded May 27th, 2021 in **Instrument Number 20210527-0072087,** Register's Office for Davidson County, Tennessee between Odell P. Bradley, Jr., an unmarried man, (Grantor) and Vastland Northcrest Development, LLC, a Tennessee limited liability company, (Grantee); and

2. WHEREAS, the above mentioned Warranty Deed was recorded containing certain errors and omissions in the legal description, the reference to Map and Parcel Numbers, the reference to Tract or Lot numbers in the description of the property, and the reference to the street number in the physical address; and

3. WHEREAS, a Final Subdivision Plat of the Bradley Subdivision of record in Instrument No. 20210518-0067493, said Register's Office, had been recorded prior to the aforementioned Warranty Deed, to which reference of said Plat should have been made; and

4. WHEREAS, the said Warranty Deed incorrectly conveyed a parcel of property referenced therein as Tract I, however pursuant to the above referenced Plat of record in Instrument No. 20210518-0067493, the correct reference should read Lot 1.; and

5. WHEREAS, a Deed of Correction Quitclaim Deed is being recorded simultaneously herewith in Instrument No. 20210806-0106473, said Register's Office, for the purpose of reconveying Lot 1 (previously referenced as Tract I) to the previous owner of record, as the description of said Lot 1 (Tract I) was erroneously included in the aforementioned Warranty Deed; and

6. WHEREAS, Affiant makes this affidavit for the purpose of amending and correcting the legal description, the Map and Parcel reference, the Tract or Lot Number references, and the street number reference, all as contained in all the aforementioned Warranty Deed;

7. NOW THEREFORE, the correct legal description should read as follows:

Lot 2:
A tract of land in the 2nd Civil District, Hermitage, Davidson County, Tennessee as described according to the Final Subdivision Plat of the Bradley Subdivision of record in Instrument No. 20210518-0067493, Registers Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin set on the southerly right-of-way of Leesa Ann Lane (70' R/W) at the northeasterly corner of the herein described lot and the northwesterly corner of Lot 40, Stoner Mill Subdivision, Section 1 of record in Plat Book 6900, Page 824 R.O.D.C. TN; said corner having State Plane Coordinates of N-681,758.6924 E-1,794,929.4590 and proceeding, Leaving said southerly right-of-way of Leesa Ann Lane and with the westerly boundary of Lot 40, Stoner Mill Subdivision, Section 1 S 07deg16'15" W 385.22 feet to an existing iron pin at the northeasterly corner of Cynthia Ludlow, Trustee of record in Instrument Number 20111019-0081405 R.O.D.C. TN; said point being on the westerly boundary of Lot 38, Stoner Mill Subdivision, Section 1 and also being the southeasterly corner of proposed Lot 2 of the un-recorded plat of the Bradley Subdivision; thence, With the northerly boundary of Cynthia Ludlow, Trustee N 83deg24'25" W 712.30 feet to an iron pin set on the easterly right-of-way of Tulip Grove Road; thence, With said easterly right-of-way of Tulip Grove Road N 33deg58'37" E 250.98 feet to an iron pin set; thence, Leaving said easterly right-of-way of Tulip Grove Road and with Lot 1 of the un-recorded plat of the Bradley Subdivision S 70deg35'54" E 148.75 feet to a point; thence, S 82deg39'06" E 215.00 feet to an iron pin set; thence, N 07deg20'54" E 201.32 feet to an iron pin set on the southerly right-of-way of Leesa Ann Lane; thence, With said southerly right-of-way of Leesa Ann Lane S 82deg39'06" E 238.76 feet to the point of beginning.

Containing 175,533 square feet or 4.03 acres more or less, according to a survey dated 4/23/2021 by Gregory E. Daniels, TN RLS #1489, Daniels & Associates, Inc.

Being a portion of the property conveyed to Odell P. Bradley, Jr., an unmarried man, by Quitclaim Deed of record in Instrument Number 20080415-0038086, Register's Office for Davidson County, Tennessee.

8. The incorrect Map and Parcel Number reads 076000003.00.

9. The correct Map and Parcel Number should read 0760001540.

10. The incorrect reference in the legal description reads Tract II.

11. The correct reference to the property in the legal description should read Lot 2.

12. The incorrect reference to the street number contained physical address reads 703 Tulip Grove Road, Hermitage, TN 37076.

13. The correct reference to the street number in the physical address should read 0 Tulip Grove Road, Hermitage, TN 37076.

Further, the Affiant sayeth not.

Affiant(s):

Stacey Palmer

STATE OF Tennessee

COUNTY OF Davidson

I, Brian D. Mitchell, a Notary Public of the County and State first above written, do hereby certify that **Stacey Palmer** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd day of July, 2021.

Brian D. Mitchell

Notary Public

My Commission Expires:

(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023