AFTER RECORDATION, RETURN TO:
CAPSTAR BANK
2002 RICHARD JONES RD: A300
NASHVILLE, TN 37215

PREPARED BY:
TENNESSEE TITLE & ESCROW AFFILIATES, LLC
206 GOTHIC COURT, STE 300
FRANKLIN, TN 37067

Karen Johnson Davidson County
Batch# 710832 AFFIDAVIT
09/07/2021 10:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210907-0119425

AFFIDAVIT OF SCRIVENER'S ERROR

Before me, the undersigned attesting officer, came Triston Jacobs, (the "Affiant"), who being sworn, duly deposes as follows:

1. **The, (Affiant) recorded a Warranty Deed filed for record on January 12th, 2021 of record in Instrument No. 20210112-0005602, Register's Office for Davidson County, Tennessee, for a transaction involving the property 1907 Dr. DB Todd Jr Blvd Nashville, TN 37208.**
2. **A Scrivener's Error was made in the Legal Description that was recorded with the Warranty Deed.**
3. **The purpose of this affidavit is to put all parties on notice that the Legal was incorrect and amended as the attached Exhibit A Legal description.**

Triston Jacobs

STATE OF Tennessee COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Triston jacobs,** the within named with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 2 day of Sept, 2021.

Notary Public

My commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being the rear of Southerly portion of Lot No. 65 on the Plan of George Shield's Second Addition to North Nashville of record in Plat Book 57, Page 146, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the southeast corner of said Lot No. 65, and running thence Westerly along the Northerly margin of an alley in the rear of said Lot No. 65, 99.9 feet to the East line of Lot No. 64 in said plan, thence Northerly, along the said East line of Lot No. 64, 32 feet, more or less, to a point, and thence Easterly and parallel with and 32 feet from said Northerly margin of said alley, 99.9 feet more or less, to a point in the Westerly margin of Salem Street, now 17th Avenue North, and thence southerly along Salem Street to the point of beginning.

The said Lot No. 65 of which this conveyance is part, is situated on the southerly side of Seifried Street, at its intersection with said Salem Street, now 17th Ave. North. On the said lot there is a frame dwelling known on the said 17th Ave. North by its City No. as 1907.

INCLUDED in the above description but specifically excluded there from is that portion of said property included in Dr. D. B. Todd Jr. Blvd.

Tennessee Certification of Electronic Document

I, Trey Cain, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9.2.21 (date of document).

Affiant Signature

9.2.21
Date

State of TN

County of Williamson

Sworn to and subscribed before me this 2 day of Sept, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6.23.25

NOTARY'S SEAL

