This Instrument Prepared By and Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road,
Mt. Juliet, TN 37122

File: 21-3638

Karen Johnson Davidson County
Batch# 715535 **AFFIDAVIT**
09/14/2021 01:08:36 PM 1 pg
Fees: $12.00 Taxes: $0.00

20210914-0123215

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Kirk Hunnicutt, who states the following:

On March 5, 2021, Four Star Title, LLC prepared a Warranty Deed, whereas Biddle Enterprises, Inc., conveyed property to Ian Fitchuk, married, Said Warranty Deed was recorded on April 22, 2021 at Instrument Number 20210422-0053854, Register's Office for Davidson County, Tennessee, with an incorrect legal description.

This Scrivener's Affidavit is to correct the unintentional errors. The legal description of the tract or parcel of the real property intended to be conveyed, should have been recited as:

ALL that certain lot, parcel or tract of land, situate and lying in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot 1 on the Plat of Subdivision of the Life Church Property of record in Instrument Number 20200910—0103225, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Biddle Enterprises, Inc., a Tennessee Corporation by Deed dated October 19, 2020 from J. Randolph Turpin, Jr. and Glen King, as Trustees of LIFE CHURCH, recorded October 29, 2020, in Instrument Number 20201029-0125637, in the Register's Office of Davidson County, Tennessee.

Property Address: 212 Maplewood Trace, Nashville, TN 37207
Map/Parcel: 060-04-0-056.00

Any and all terms of the Warranty Deed, as recorded, not specifically changed, are intended and shall continue to remain in full force and effect.

Kirk Hunnicutt, Licensed Title Agent
Four Star Title, LLC

OATH AND ACKNOWLEDGMENT

Before me, the undersigned Notary, in and for said County and State, personally appeared the within named Kirk Hunnicutt, who has read the foregoing Scrivener's Affidavit and agrees that the statements are true and accurate.

WITNESS my hand and Official Seal this 8th day of September, 2021.

NOTARY

My Commission Expires: 10/30/24

**Maximum principal indebtedness for Tennessee Tax Purpose is $0.00.

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY