Karen Johnson Davidson County
Batch# 718589 AFFIDAVIT
09/17/2021 10:17:03 AM 1 pg
Fees: $12.00 Taxes: $0.00
20210917-0125119

THIS INSTRUMENT PREPARED BY:
Bankers Title & Escrow Corporation
3310 West End Avenue #540
Nashville, TN 37203

Scrivener's Affidavit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

(Reference to Warranty Deed of record in Instrument No. 20160701-0067740
Register's Office for Davidson County, Tennessee.)

I, Hillary Monroe Smith, Attorney at Bankers Title & Escrow Corporation, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. That Bankers Title and Escrow Corporation prepared and sent for recording a Warranty Deed, executed by John K. Wright and wife, Catherine T. Wright, Grantors, to Wimbledon Corner, LLC, Grantee, of record in Instrument No. 20160701-0067740, Register's Office for Davidson County, Tennessee (hereinafter the "Warranty Deed").

2. Through inadvertence and due to the scrivener's error of Bankers Title and Escrow Corporation, the entity charged preparing and recording said Warranty Deed, the Instrument Number listed in the legal description as reference to the recording of the Map of Woodmont Estates ReSubdivision contained an incorrect digit. Specifically, the next to last digit listed was a 7 when it should have listed a 5.

3. The first sentence of the legal description contained in said Warranty Deed, as recorded, read: "Being Lot No. 1 and 2 of Lot 5/Block 7 on the Map of Woodmont Estates ReSubvidision as Instrument No. 20150909-0089775, Register's Office for Davidson County, Tennessee."

4. The first sentence of the legal description of said Warranty Deed should have read and is: "Being Lot No. 1 and 2 of Lot 5/Block 7 on the Map of Woodmont Estates ReSubvidision as Instrument No. 20150909-0089755, Register's Office for Davidson County, Tennessee."

This is (X) IMPROVED property known as 2808 Wimbledon Rd., Nashville, TN 37215-1918.

All other matters contained in the Warranty Deed remain the same.

FURTHER, Affiant saith not.

Hillary Monroe Smith, Attorney
Bankers Title & Escrow Corporation

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hillary Monroe Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Attorney of Bankers Title & Escrow Corporation, and that as such she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 16 day of September, 2021.

M. Catherine Clearwaters
NOTARY PUBLIC

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to or subscribed before me this 16 day of September, 2021.

M. Catherine Clearwaters
NOTARY PUBLIC

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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