Karen Johnson Davidson County
Batch# 746378 AFFIDAVIT
10/29/2021 08:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211029-0145284

State of Tennessee
County of Dickson

Scrivener's Affidavit

(Reference to Warranty Deed of record in Inst. No. 20130502-0044450, DCROD)

Comes now Realty Title and Escrow Company, Inc., located at 5111 Maryland Way, Suite 101, Brentwood, TN, by and through its authorized agent, and states on oath:

1. That Realty Title and Escrow Company, Inc., prepared a certain Warranty Deed, dated April 26, 2013, wherein Michael Crane conveyed certain property to David Brado and Marissa Childers;
2. That said Warranty Deed was originally recorded with the Register of Deeds for Davidson County, Tennessee, in Instrument No. 20130502-0044450;
3. That the included but excluded portion of the legal description for the subject property set forth in said Warranty Deed, by scrivener's error, provides an incorrect reference to a Warranty Deed recorded in Instrument No. 20050302-0023183;
4. That Instrument No. 20050302-0023183 is not a reference to the outsale conveyance but is instead a Warranty Deed in the chain of title that includes a legal description of both the parent tract and the outsale tract;
5. That the correct instrument recording reference for the included but excluded portion of the legal description shown in the Warranty Deed in Instrument No. 20130502-0044450 is Book 4368, Page 789;
6. That the correct and complete legal description for the subject property is attached hereto as Exhibit "A" and is hereby incorporated into said Warranty Deed by reference;
5. That this affidavit is given to correct the error and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Realty Title and Escrow Company, Inc.

By: _____
Aric D. Hinson
Senior Attorney

Subscribed and sworn to before me the undersigned on this 15th day of October, 2021.

_____
Notary Public

KARA CRITCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 09-24-2024

My commission expires: 9-24-24

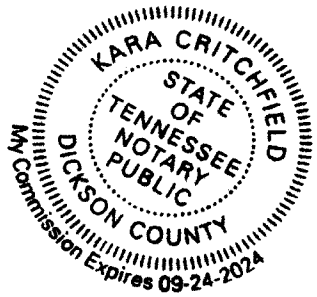
State of Tennessee
County of Dickson

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Aric D. Hinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Senior Attorney of Realty Title & Escrow Company, Inc., and that as such Senior Attorney he is authorized by Realty Title & Escrow Company, Inc., to execute this instrument on its behalf.

Witness my hand and official seal this 15th day of October, 2021.

Notary Public

My commission expires: _____



This instrument prepared by:
Realty Title and Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

#03-1304-37945

Exhibit "A"

Land situated in the Ninth (9th) Civil District of Davidson County, Tennessee, a portion of a tract described according to survey of Geo. W. Watkins, surveyor, dated December 6, 1957, and being more particularly described as follows, to wit:

Beginning in the center line of Hester Beasley Road; thence from center of said road, said point being the Southwest corner of the Carter Heirs' property; thence with Carter Heirs' line North 7 degrees 30 minutes East 542 feet to the southeast corner of Fred King property; thence with said King's southern boundary line North 88 degrees 30 minutes West 380 feet to a post; thence South 83 degrees West 121 feet to a post; thence South 87 degrees 30 minutes West 410 feet to the center of a Ridge Road; thence South 85 degrees West 362 feet to a post; thence South 8 degrees West 321 feet to a point; thence South 2 degrees West 360 feet to a post, being a sourwood stump; thence due East 142 feet to Zeb Baird's Northwest corner; thence with the said Baird's northern boundary line North 89 degrees 30 minutes East 882 feet to the center of Hester Beasley Road, said center of said road being the Northern boundary line of the property conveyed to Zeb Baird by deed from Margaret Mays, as of record in Book 2489, page 535, Register's Office for Dickson County, Tennessee; thence with the center of Hester Beasley Road to the Southwest corner of the Carter Heirs' property to the point of beginning, containing 20 acres, more or less..

Included within the above described property but expressly excluded from this conveyance is the following tract conveyed to Earl R. Traylor and wife, Doris S. Traylor by Warranty Deed from Harald Nielsen and wife, Margaret Frances Nielson dated 9/29/69 and recorded 9-30-69 in Book 4368, Page 789, described as follows, to wit:

A tract of land in the 9th Civil District of Davidson County, Tennessee, described according to a survey of Ernest Medlin, September 20,1969, as follows: Beginning in the center of Hester Beasley Road; thence from the center of the road, being the southwest corner of the Harold Nielsen property; thence with the Nielsen line north 41 degrees 08 minutes west 268.35 feet to an iron pin; thence 0 degrees 30 minutes west 110.0 feet to an iron pin; thence south 89 degrees 30 minutes west 935.9 feet to a point;

thence south 8 degrees 00 minutes west 67.16 feet to a point; thence south 2 degrees 00 minutes east 360 feet to a point; thence north 90 degrees 00 minutes East 142.0 feet to Baird's northwest corner; thence north 89 degrees 30 minutes east 882.0 feet to the center line of Hester Beasley Road; thence north 44 degrees 10 minutes east 159.77 feet to the point of beginning, said tract containing 10.05 acres, more or less.

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/15/2021 (date of document).

Jennifer Russell
Affiant Signature

10/27/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27th day of October 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

