THIS INSTRUMENT PREPARED BY: & Return to

BRENTWOOD TITLE & ESCROW, LLC

320 Seven Springs Way, Ste. 150

Brentwood, TN 37027

(615)370-4724

BW 21553

Karen Johnson Davidson County
Batch# 749180 AFFIDAVIT
11/04/2021 09:58:04 AM 3 pgs
Fees: $17.00 Taxes: $0.00
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SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF Williamson)

Comes now M. Lynn Bodden, Manager of Title Enterprises, LLC., who is over 18 years of age and whose address is 320 Seven Springs Way, Brentwood, Tennessee 37027 and would state as follows:

On the 19th day of November, 2019, we had an employee whose duties were to assist in the preparation of various documents including deeds, deeds of trust and other similar conveyances of real estate. In connection with her work, she was called upon, from time to time, to prepare and/or review real estate property descriptions.

On the 27th day of November, 2019, recorded in Instrument Number 20191127-0122777 in the Register's Office of Davidson County, Tennessee is a Quitclaim Deed purporting to describe certain real property which was executed by David Lee McDonald as Grantor to David Lee McDonald and Kathy Ann McDonald, husband and wife, as Grantees. The description which appears of record in this document is set forth as follows:

A tract of land in the Second Civil District, Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc. dated 09/19/18 Project Number 97-007 (Gregory E. Daniels, TN R.L.S. #1489) and being more particularly described as follows:

BEGINNING at an iron pin set at an existing fence corner post at the northeasterly corner of Joe Haney, et ux of record in Deed Book 7688, Page 396 R.O.D.C. TN, said point also being a corner with David McDonald of record in Instrument Number 20160620-0062427 R.O.D.C. TN and proceeding, 1) With a new line N 59deg16'22" E 113.00 feet to a point; thence, 2) N 00deg15'58" W 96.17 feet to a point; thence, 3) N 48deg54'14" E 163.92 feet to a point; thence, 4) S 82deg29'34" E 118.06 feet to a point; thence, 5) S 54deg44'35" E 181.39 feet to a point; thence, 6) N 66deg09'20" E 197.93 feet to a point; thence, 7) S 27deg37'56" E 107.09 feet to a point on the northerly boundary of DSS Distributing, Inc. of record in Instrument Number 20180912-0090666 R.O.D.C. TN; thence, 8) With the northerly boundary of DSS Distributing, Inc. S 62deg22'04" W 408.11 feet to an existing iron pin; thence, 9) S 16deg46'27" E 393.34 feet to an existing iron pin on the northerly boundary of Mattie Hudgens of record in Instrument Number 20111227-0101107 R.O.D.C. TN; thence, 10) With said northerly boundary of Mattie Hudgens S 67deg04'56" W 100.62 feet to an existing iron pin at the northeasterly corner of John Nall, et ux of record

in Deed Book 4994, Page 962 R.O.D.C. TN; thence, 11) With the northerly boundary of John Nall S 66deg15'45" W 199.52 feet to an existing iron pin on the easterly boundary of Joe Haney, et ux of record in Deed Book 7688, Page 396 R.O.D.C. TN; thence, 12) With the easterly boundary of Joe Haney N 19deg01'24" W 590.85 feet to the point of beginning. Containing 279,362 square feet or 6.41 acres more or less.

This error was unintentional. The proper legal description which should appear in Instrument Number 20191127-0122777, is as follows:

A tract of land in the Second Civil District, Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc. dated 09/19/18 Project Number 97-007 (Gregory E. Daniels, TN R.L.S. #1489) and being more particularly described as follows:

BEGINNING at an iron pin set at an existing fence corner post at the northeasterly corner of Joe Haney, et ux of record in Deed Book 7688, Page 396 R.O.D.C. TN, said point also being a corner with David McDonald of record in Instrument Number 20160620-0062427 R.O.D.C. TN and proceeding, 1) With a new line N 59deg16'22" E 113.00 feet to a point; thence, 2) N 00deg15'58" W 96.17 feet to a point; thence, 3) N 48deg54'14" E 163.92 feet to a point; thence, 4) S 82deg29'34" E 118.06 feet to a point; thence, 5) S 54deg44'35" E 181.39 feet to a point; thence, 6) N 66deg09'20" E 197.93 feet to a point; thence, 7) S 27deg37'56" E 107.09 feet to a point on the northerly boundary of DSS Distributing, Inc. of record in Instrument Number 20180912-¬0090666 R.O.D.C. TN; thence, 8) With the northerly boundary of DSS Distributing, Inc. S 62deg22'04" W 408.11 feet to an existing iron pin; thence, 9) S 16deg46'27" E 393.34 feet to an existing iron pin on the northerly boundary of Mattie Hudgens of record in Instrument Number 20111227-0101107 R.O.D.C. TN; thence, 10) With said northerly boundary of Mattie Hudgens S 67deg04'56" W 100.62 feet to an existing iron pin at the northeasterly corner of John Nall, et ux of record in Deed Book 4994, Page 962 R.O.D.C. TN; thence, 11) With the northerly boundary of John Nall S 66deg15'45" W 199.52 feet to an existing iron pin on the easterly boundary of Joe Haney, et ux of record in Deed Book 7688, Page 396 R.O.D.C. TN; thence, 12) With the easterly boundary of Joe Haney N 19deg01'24" W 590.85 feet to the point of beginning. Containing 279,362 square feet or 6.41 acres more or less.

Also conveyed herewith is an ingress, egress and utility easement granted in Book 10436, Page 934, in the Register's Office of Davidson County, Tennessee, and described as follows:

BEGINNING at an existing iron pin at the northeast corner of David McDonald, et ux, of record in Book 5933, Page 306, Register's Office for Davidson County, Tennessee; thence leaving said David McDonald property and severing the lands of Mildred L. McDonald of record in Book 3762, Page 498, said Register's Office, North 18 degrees 35 minutes 00 seconds West 423.24 feet to a point; thence North 58 degrees 13 minutes 52 seconds East 51.35 feet to a point; thence South 18 degrees 35 minutes 00 seconds East 639.84 feet to a point on the northerly margin of Hydes Ferry Road; thence with said northerly margin, South 63 degrees 00 minutes 00 seconds West 50.54 feet to a point; thence leaving said north margin of Hydes Ferry Road and severing the property of David McDonald, et ux of record in Book 5933, Page 306, said Register's Office, North 18 degrees 35 minutes 00 seconds East 212.29 feet to the point of beginning.

NOW THEREFORE, for and in consideration of the statements aforesaid, the undersigned, hereby amends and corrects the legal description contained in said Quitclaim Deed of record in Instrument Number 20191127-0122777, Register's Office, Davidson County, Tennessee, to properly show the Ingress/Egress Easement and further restates same, in its entirety, as follows, such amended and corrected legal description to become a part of the aforesaid Quitclaim Deed.

This affidavit is made of my personal knowledge to correct the error above mentioned.

EXECUTED this 25th day of October, 2021.

M. Lynn Bodden

OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named M. Lynn Bodden who made oath that she has read the foregoing affidavit and that the things and matters contained therein are true. The affiant further acknowledges that she executed the within described document for the purpose of correcting the scrivener's errors as described therein.

Witness my hand this 25 day of October, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-3-23

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023