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

File: 21-4180

Karen Johnson Davidson County
Batch# 753927 **AFFIDAVIT**
11/12/2021 12:16:11 PM 1 pg
Fees: $12.00 Taxes: $0.00

20211112-0150869

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Tonya Thomas, who states the following:

On June 15, 2021, Four Star Title, LLC prepared a Quitclaim Deed, whereas **Cindy Baines and Timothy Baines, Wife and Husband**, conveyed property to **Cindy Baines and Timothy Baines, Wife and Husband and Meagan Marie Webb and Dusty Ray Webb, Wife and Husband,** said Quitclaim Deed was recorded on June 14, 2021 at Instrument Number 20210614-0080034, 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:

> The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:
>
> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 5 of the Resubdivision of the James Burns Subdivison of record in Plat Book 421, Page 40, in Instrument No. 20150512-043448 and Instrument No. 20200224-0020358, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property Address: 909 Manila Street, Nashville, TN 37206.
Map/Parcel: 082-04-0-419.00

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

Tonya Thomas, Manager
Four Star Title, LLC

OATH AND ACKNOWLEDGMENT

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

State of Tennessee
County of Wilson

WITNESS my hand and Official Seal this 3rd day of November, 2021.

NOTARY

My Commission Expires: 2/22/22

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

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY