This instrument prepared by and return to:

Bell Law Settlement Services, LLC
112 30th Ave. N.
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 765076 AFFIDAVIT
12/02/2021 09:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211202-0159602

**AFFIDAVIT OF SCRIVENER'S ERROR**

Comes now Sasha Qualkenbush, who, having first been duly sworn according to law, depose and say:

1. That I am an attorney with **Bell Law Settlement Services, LLC**, in Davidson County, Tennessee.

2. That on or about December 15, 2020, my office, under my direction, executed a Quitclaim Deed giving **Willie Greer, Trustee of the Lillian Harding Amended and Restated Revocable Trust** an interest in the property located at **4312 Drakewood Lane, Nashville, TN 37218**, from **Willie Greer, Sucessor Trustee of the Lillian L. Harding Revocable Living Trust dated June 14, 2006.** The executed Quitclaim Deed is of record in **Instrument No. 20201217-0149497**, in the Register's Office for Davidson County, Tennessee.

3. The Quitclaim Deed was recorded on December 17, 2020, in Instrument No. 20201217-0149497 and included an erreoneous error in the legal description, including a property that was not owned by the Grantor, on page 2 of the Quitclaim Deed.

4. This Affidavit is made to correct the error listed in Number 3. The correct legal description should state:

"The real property located at 1100 Lawrence Avenue and 2115 11th Avenue South (duplex, Nashville, Tenneesee, more fully described as follows:

Land in Davidson County Tennessee being the East of Lot No. four (4) on the Plan of the McAlister property; as of record in Book 421 Page 10, Registers Office for said county described as follows:

BEGINNING on the northwest corner of Lawrence Avenue and 11th Avenue South formerly Bertie Avenue, said corner being 50 feet East of Walter C. McAlister's southeast corner and being also the southeast corner of said Lot No. four (4) thence westwardly along the Northerly margin of Lawrence Avenue 50 feet to a point, thence northwardly at right angles 150 feet to a proposed alley thence eastwardly along the South margin of said alley 50 feet to the westerly margin of 11th Avenue South thence with said Avenue southwardly 150 feet to the BEGINNING.

Being the same property conveyed to Lillian Harding by a deed from William M. Colson and wife Katherine L. Colson, of record in Book 4796 Page 264 Registers Office for Davidson County.

The real property located at 1018 Acklen Avenue and Nashville Tennessee, more fully described as follows:

Land in Davidson County Tennessee being Lot No. 47 on the map of A.V. Jones Subdivision of Blocks 2, 46, 8, 12, 14, 20 of Jones Dudley's Addition of record in Book 57, Page 147, Registers Office for said County.

Said Lot No. 47 fronts 50 feet on the northerly side of Acklen Avenue formerly Prospect Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Thomas A Harding, and wife Lillian L Harding by installment deed from R. L Eves, unmarried of record in Book 2813, Page 337 Registers Office for Davidson County Tennessee."

Further affiants say not.

Sasha Qualkenbush

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, Sasha Qualkenbush, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN this 29 of Nov, 2021.

My Commission expires:

1/6/25

NOTARY PUBLIC

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

**Tennessee Certification of Electronic Document**

I, John A. Bell Jr., 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 NOV 29 2021 (date of document).

Affiant Signature

NOV 29 2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29 day of NOV, 2021.

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 1/6/2025