Karen Johnson Davidson County
Batch# 771297 AFFIDAVIT
12/09/2021 03:15:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211209-0163680

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Maximum Principal Indebtedness for Tennessee tax recording purposes is $0.00.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Adam H. Jefferson**, hereinafter referred to as Affiant, on this the 7th day of December, 2021, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information, and belief:

1. That a Quitclaim Deed was executed on July 15, 2021 and recorded on July 26, 2021, in **Instrument No. 20210726-0099866, in the Register's Office for Davidson County, Tennessee** for the property commonly known **1031 W Eastland Avenue, Nashville, TN, 37206,** with **Parcel ID of 083 05 0 097.00,** conveying certain real property described therein, and further described as:

   Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of East Wood Addition Block "E", Dr. E.T. Brown Resubdivision of the Stratton and Seymour and L.T. Baxter Lands as of record in Book 332, Page 63 (incorrectly referenced as Page 62 on previous deeds) Register's Office in Davidson County and being more particularly described as follows:

   Beginning at an "X" on the sidewalk at the intersection of Westerly right of way line of Bailey Street and the Northerly right of way line of West Eastland Avenue thence; 1) South 88 degrees 14 minutes 00 seconds West 50.00 feet to an iron pin, common corner Lots 17 and 18; 2) North 2 degrees 00 minutes 41 seconds West 150 feet to an iron pin on the South right of way line Alley #1002; 3) With said right of way North 88 degrees 14 minutes 00 seconds East 50 feet to an "X" on sidewalk in the Westerly right of way of Dailey Street (this call having been omitted in on previous deeds); 4) With the Westerly right of way of Bailey Street, South 2 degrees 00 minutes 41 seconds East 150 feet to the point of beginning and containing 7,500 square feet or 0.172 of an acre.

2. That the above-mentioned Warranty Deed was recorded with a typographical error regarding the Grantees, who should have been listed as follows:

   Jacqueline B. Doss, single, and Kara K. Burrel, single, as Tenants in Common with Rights of Survivorship

3. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties, and with the intended effect that the foregoing corrected names of the Grantees for **1031 W Eastland Avenue, Nashville, TN, 37206** be deemed to have been included in the original Warranty Deed, as intended by the parties, and also that **Jacqueline B. Doss and Kara K. Burrel** be listed as the parties to whom tax bills be sent.

FURTHER, the Affiant sayeth not.

Adam H. Jefferson, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Adam H. Jefferson**, the within named Affiant, 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.

Witness my hand and official seal this 7th day of December, 2021.

Dawn Martin
NOTARY PUBLIC

My Commission Expires: 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY