BOX 10-A

THIS INSTRUMENT PREPARED BY AND RETURN TO: **10-A**
D. DYLAN POTTER, ATTORNEY
4301 Hillsboro Pike, Suite 300
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 773383 **AFFIDAVIT**
12/14/2021 10:12:50 AM 1 pg
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20211214-0165103

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

SCRIVENER'S AFFIDAVIT

WHEREAS, Valerie Langsdon Wilson, married, ("Grantor") conveyed to Brian Gainous and Hillary Gainous, husband and wife, ("Grantee") by a Warranty Deed dated October 6, 2021 and recorded in Instrument No. 20211007-0134773, Register's Office for Davidson County, Tennessee, the property commonly known as 201 Cantrell Avenue, Nashville, TN 37205.

WHEREAS the property conveyed was described as:

Lot 1, Bransford Realty Co.'s. Subdivision of Lots No. 8-10-11-12 & Part of 9 in Block E, Lots No. 6-7-9-10-11-12-13-14-15-16-17-18-19 & Part of 8 in Block F, Lots No. 6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23 in Block G, in Whitland Realty Co.'s. Subd., as shown on plat of record in Plat Book 547, Page 53, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 1 fronts 117 feet on the Westerly Side of Wilson Avenue and runs back between lines, 216 feet on the Northerly line and 200 feet on the Southerly line to a point in the rear and being triangular in shape.

WHEREAS a "scrivener's error" was made in the Name of New Owner on page 1 of said deed.

NOW THEREFORE, I, D. Dylan Potter, ("Affiant") make the following statements:

I am an attorney at law, licensed under the laws of the State of Tennessee, and am one of the owners of Premier Escrow, LLC, who represented the buyer in the transaction wherein Valerie Langsdon Wilson, married, conveyed to Brian Gainous and Hillary Gainous, husband and wife. I was made aware of the error in the Name of New Owner and this was the result of a "scrivener's error" and it was the intention of the parties in the said Warranty Deed for the Name of New Owner to be corrected and read as follows:

Brian B. Gainous and Hillary E. Gainous, husband and wife.

This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant says not.

D. DYLAN POTTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Dylan Potter, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 13th day of December, 2021.

Notary Public

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025