Return to and prepared by:
American Guardian Title USA, Inc.
6162 North U.S. Highway 41, Apollo Beach, FL 33572
Debbie Ferraro, an employee of American Guardian Title
21-08-1007

Karen Johnson Davidson County
Batch# 806679 AFFIDAVIT
02/16/2022 10:41:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220216-0017989

SCRIVENER'S AFFIDAVIT

State of Florida
County of Hillsborough

Before me, a notary public, appeared Deborah Ferraro, who swore or affirmed that:

1. The undersigned Affiant is an employee and real estate closer, employed by the title agency American Guardian Title USA, Inc., whose business address is 6162 North US Highway 41, Apollo Beach, FL 33572.
2. On August 17, 2021, a certain Warranty Deed was prepared by the undersigned which was recorded at Instrument Number 20220105-0002108 of the Public Records of Davidson County, Tennessee, ("recorded instrument")respecting the following described real property:

   See Attached Exhibit "A"

3. However, the aforesaid recorded instrument contains an error, Parcel No. 039-00-0-260-00 and 039-00-0-261.00 were left off the first page of the deed in said recorded instrument when the undersigned delivered the deed to the recording clerk's office.

4. The purpose of this Scrivener's Affidavit is to acknowledge and to correct the said instrument to show Parcel No. 039-00-0-260-00 and 039-00-0-261.00 which was the subject of the instrument.

Deborah Ferraro

Sworn (or affirmed) and subscribed to before me this 7th day of February, 2022 by Deborah Ferraro of American Guardian Title USA, Inc., who is personally known to me.

My commission number: _____
My commission expires: _____

CARLA AVILA
Notary Public - State of Florida
Commission # HH 29546
My Comm. Expires Aug 20, 2024
Bonded through National Notary Assn.

(Signature of Notary Public)
Carla Avila
(Printed Name of Notary Public)

True Copy of Certification

I, Deborah Ferraro, do hereby make oath that I am a licensed title agent 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 2/7/22

Signature

State of Florida
County of Hillsborough

Sworn to and subscribed before me this 7 day of February, 2022.

Notary Signature

My Commission Expires:_____
Notary' Seal (if on paper)

CARLA AVILA
Notary Public - State of Florida
Commission # HH 29546
My Comm. Expires Aug 20, 2024
Bonded through National Notary Assn.

Exhibit "A" Legal Description

Tract 1: MAP 39, PARCEL: 102

Land in the 14th formerly Civil District of Davidson County, Tennessee, and being a part of Lot No. 4 on the Plan of the Estate of Vincent Carney, deceased, of record in Minute Book I, page 584, of the Chancery Court at Nashville, containing 49 acres and a part of a tract lying immediately east of said Lot 4, containing 14 acres, and being shown on a copy of a survey thereof made by Stephen A. Draper, Surveyor, under date of August 4, 1955, and being a part of the Division of the lands of Margaret W. Larkins shown on said survey, and described as follows:

Beginning at a point in the center line of Burgess Road at the Northwest corner of a Tract of 6.68 acres marked 'Betty Larkins Felts'; thence with her line, along a drain, North 83 deg. 30' East 275 feet to a point, and South 81 deg. East 480 feet to a point in the west line of the lands conveyed to F. E. Barnes by deed of record in Book 369, page 527, Register's Office for said County; thence along what was Barnes' line, and along a fence, North 1 deg. West 330 feet to a point at a fence corner, which is 35 feet, more or less, north of a beech tree, said point being an agreed point between Willis and Carney, continuing along a fence, South 87 deg. East 975 feet to a point in the centerline of a road along a ridge; thence with the centerline of said road, North 13 deg. West 475 feet to a point, a corner of a tract of 22.62 acres marked an said map "James Larkins'; thence along his South line as follows: South 70 deg. West 260 feet, North 87 deg. West 190 feet; South 48 deg. West 60 feet; South 33 deg. 30' West 180 feet; South 78 deg. West 135 feet; South 72 deg. West 370 feet, being a point in a drain; thence with said drain and along the north line of a tract marked 'Nancy Larkins Vance'; north 80 deg. 30' West 230 feet; South 72 deg. West 97 feet; North 72 deg. West 111 feet to the center line of said Burgess Road, thence with the center line of the same, South 16 deg. West 325 feet to the beginning, and containing 13.1 acres, more or less.

Included in the above description but excluded from Tract I, are Lots 1 and 2 on the Plat of Norwood Hills, Section I, as of record in Book 6200, page 502, Register's Office for Davidson County, Tennessee. Tract I contains 8.75 acres, more or less.

Tract II: Map 39, parcels 260 and 261:

Land in Davidson County, Tennessee, being Lots 1 and 2 on the Plat of Norwood Hills, Section I as of record in Book 6200, page 502, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description. Lot 1 contains 2.348 acres, more or less and Lot 2 contains 2.007 acres, more or less.