Karen Johnson Davidson County
Batch# 814479 AFFIDAVIT
03/02/2022 03:46:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220302-0023954

SCRIVENER'S AFFIDAVIT

The undersigned Affiant, Sarah Lile, Attorney with Greater Nashville Title, LLC prepared and witnessed the execution of a certain **Warranty Deed executed by Anthony Cross (the "Grantor"), to 834 McGallavista, LLC, a Tennessee Limited Liability Company (the "Grantee"), of record in Instrument No. 20210910-0121665, Register's Office for Davidson County, Tennessee**. Said Warranty Deed is defective due to the omission of a portion of the legal description. Specifically, the legal description failed to state that the property is "Lot No. 24 of Block D on the Revised Plan of Power and Roth Madison Park Subdivision". The complete corrected legal description is as follows:

> **Land in Davidson County, Tennessee, being Lot No. 24 of Block D on the Revised Plan of Power and Roth Madison Park Subdivision of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**
>
> **Said Lot No. 24 fronts 50 feet on the westerly side of Gallavista Avenue and runs back between parallel lines 220 feet to a dead line.**

Therefore, the purpose of this Affidavit to correct the legal description on said Warranty Deed. It is further attested by the scrivener that all other aspects of the Warranty Deed are correct. This Affidavit is given to correct and explain the error and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sarah Lile, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, executed the foregoing instrument, and acknowledged that such person executed the same as such person (or person's) free act and deed.

Witness by hand and official seal at office at Nashville, Tennessee, this the 18th day of February, 2022.

My Commission Expires:
11-19-23

Becky Elizabeth Burch
Notary Public

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Prepared by and return to:
Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 2.18.22.

Affiant Signature

2.18.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 18 day of Feb., 2022.

Notary Signature

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON