THIS INSTRUMENT PREPARED BY:
JOSEPH M. BARRETT, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 EAST COLLEGE STREET, SUITE 200
DICKSON, TENNESSEE 37055
RT6387-01

Karen Johnson Davidson County
Batch# 817156 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
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AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DICKSON

I, JOSEPH M. BARRETT, Attorney at Law, being first duly sworn according to law, state that I am a person of lawful age, that I have practiced law for twenty one (21) years in Dickson County, State of Tennessee, and that I further depose and state as follows:

1. The Warranty Deed dated April 28, 2017, and of record as Instrument No: 20170505-0044711, in the Register's Office of Davidson County, Tennessee, the legal description was incorrect. The legal description should read as follows:

A tract of land situated in the Ninth Civil District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin set in the northerly right-of-way line of State Highway 100 at the southeast corner of that parcel of land conveyed to Elizabeth King of record in Book 2926, Page 159, R.O.D.C., Tennessee. Thence with the easterly line of said conveyance North 12 degrees 51 minutes 31 seconds West 208.28 feet to a P.K. nail set in the centerline of Old Harding Road; thence with the centerline of Old Harding Road, South 89 degrees 44 minutes 27 seconds East 537.62 feet to a P.K. nail set. thence with the northerly right-of-way line of State Highway 100, South 72 degrees 52 minutes 00 seconds West 507.68 feet to an iron pin set; thence with said right-of-way South 17 degrees 08 minutes 00 seconds East 47.00 feet to an iron pin set. Thence with said right-of-way South 72 degrees 52 minutes 00 seconds West 20.88 feet to the point of beginning and containing 0.989 acre of land according to a survey by Mark S. Goodman, RLS #1491, Franklin, Tennessee.

Being the same property conveyed to Johnny Wayne Groves and Charles Cory Groves by Executors Deed from Johnny Wayne Groves and Charles Cory Groves as Co-Executors of the Estate of Charles Wayne Groves, deceased, dated January 25, 2017 and of record in Instrument #20170202-0011269, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Highway 100 and Old Harding Road (also known as Old Nashville and Centerville Road).

2. The purpose of this Affidavit is simply to clarify for future title examiners or parties the description contained is said conveyance, there is no need to file or record an additional Warranty Deed or corrected Warranty Deed.

Further, affiant saith not.

JOSEPH M. BARRETT

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, JOSEPH M. BARRETT, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 31st day of March, 2022.

NOTARY PUBLIC

My Commission Expires:

DANA B. MARLOW
MY COMM. EXPIRES
STATE
OF
TENNESSEE
NOTARY
PUBLIC
3/20/24
COUNTY OF DICKSON