Karen Johnson Davidson County
Batch# 820475 AFFIDAVIT
03/11/2022 02:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220311-0028916

This instrument prepared by:
L. Broner McCoy
102 N. Main
Ashland City, TN 37015
File No. 22010037

AFFIDAVIT OF SCRIVENER'S ERROR

This affidavit is being given for the purpose of correcting a clerical mistake contained within a Warranty Deed from Wendy Freeman Bradford, Deborah Freeman Duke and James Bradley Freeman, to Christopher Lawrence and Carolyn Lawrence, dated 02/15/2018 and recorded 02/22/2018 as Instrument No: 20180222-0017055, Register's Office of Davidson County, Tennessee.

Comes now Andrew H. Maloney, who, having first been duly sworn according to law, depose and say:

1. That I am a citizen of the State of Tennessee and an Attorney licensed in the State of Tennessee.

2. I prepared the Warranty Deed from Wendy Freeman Bradford, Deborah Freeman Duke and James Bradley Freeman, to Christopher Lawrence and Carolyn Lawrence, dated 02/15/2018 and recorded 02/22/2018 as Instrument No: 20180222-0017055, Register's Office of Davidson County, Tennessee.

3. There was a clerical mistake/omission in the 2nd paragraph of the property description which should have been listed as:

Land in Davidson County, Tennessee, being the southerly 100 feet of Lot Nos. 1303 and 1305 of Block 49 Plan No. 2 West Nashville as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said parts of said Lot Nos. 1303 and 1305 of Block 49 front together 55 feet on the north side of California Avenue and run back between parallel lines 100 feet to a dead line.

4. I give this affidavit for the purpose of correcting the clerical error as referenced above.

Further affiant says not.

Andrew H. Maloney

Sworn to and subscribed before me this the 2 day of March, 2022.

NOTARY PUBLIC

My Commission Expires:

RUTH KERR
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 09-27-2023

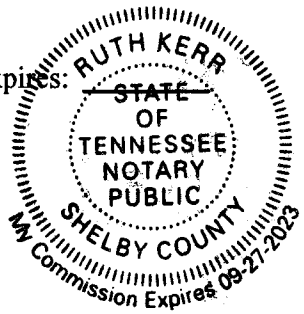
STATE OF TENNESSEE }
COUNTY OF Shelby }

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Andrew H. Maloney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2 day of March 2022.

NOTARY PUBLIC

My Commission Expires:



True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, **L. Broner McCoy**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic 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 3/2/22 (date of document).

L. Broner McCoy
Date: 3/2/22

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 2nd day of March, 2022.

NOTARY PUBLIC
My Commission expires: 2.5.25

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY