Karen Johnson Davidson County
Batch# 824760 AFFIDAVIT
03/18/2022 12:25:54 PM 1 pg
Fees: $12.00 Taxes: $0.00
20220318-0031755

This instrument prepared by and please return to after recording:
Rochelle, McCulloch & Aulds, PLLC
109 North Castle Heights Avenue
Lebanon, TN 37087
File No.: 21-2319

REGISTER OF DEEDS: PLEASE CROSS-REFERENCE THIS AFFIDAVIT WITH **INSTRUMENT NO.: 20210112-0005271, R.O.D.C.T.**

AFFIDAVIT OF SCRIVENER'S ERROR

I, **MATTHEW H. RYAN**, who, having first been duly sworn according to law, do hereby make oath and affidavit as follows:

1. That I am an attorney at law licensed to practice in the State of Tennessee, with my principal place of business in Lebanon, Wilson County, Tennessee;

2. That my office prepared and recorded a Warranty Deed from Richard W. Clem, Jr. to Sean McKinnis, Anthony McKay, and Kirtley Whittington, dated January 8, 2021 and of record in Instrument No. 20210112-0005271, in the Register's Office for Davidson County, Tennessee (hereinafter "Deed");

3. That through inadvertence and error, there was a mistake in the Block referenced in the legal description on Page 1 of the Deed. The correct Block reference in the Deed should be Block 46 and not Block 44. Therefore, by reference hereto, the Block referenced in the Deed shall be replaced with the aforementioned correct Block reference, and shall be incorporated into the Deed as if originally included therein, which shall give the property the following legal description:

   Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot Nos. 1410 and 1412 of Block 46, Plan No. 2, West Nashville, as shown on the plat of the same of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

   Said Lots adjoin and front together 50 feet on the south side of California Avenue and extend back southwardly between parallel lines 150 feet to an alley; and

4. That this affidavit is given to explain the errors as set forth herein and to assist the present owner as well as all future owners, lenders, title examiners and insurers.

Further affiant saith not.

MATTHEW H. RYAN

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15th DAY OF MARCH, 2022.

My commission expires:
_____

RACHEL CONATSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES APRIL 26, 2025

Rachel Conatser
NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **MATTHEW H. RYAN**, 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 15th day of March, 2022.

My Commission expires:
_____

RACHEL CONATSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES APRIL 26, 2025

Rachel Conatser
NOTARY PUBLIC