Karen Johnson Davidson County
Batch# 827443 AFFIDAVIT
03/24/2022 08:40:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220324-0033764

Prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

AFFIDAVIT OF SCRIVENER'S ERROR

in

Warranty Deed

STATE OF Tennessee
COUNTY OF Davidson

Comes now, Memorie White, a principal, or employee, of Providence Title, LLC, and avers as follows:

1) That the document containing the error is the Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20220111003148[illegible].

2) That the Grantor(s) in said document was Charles R Hudson, William Lee Hudson and Wilma Settles.

3) That the Grantee(s) in said document was Robert Hudson.

4) That the date of execution of said document was December 30, 2021.

The real property affected by the said document is municipally known as 1014 Lawrence Ave located in the city/town of Nashville, Davidson County, TN and is more particularly described to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Plan of The Mcallister Property of record in Plat Book 421, Page 10, 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,5 fronts 100 feet on the Northerly side of Lawrence Avenue and extends back between parallel lines, with the Easterly margin of 11th Avenue, South, formerly Bertie Avenue, 150 feet to an alley.

5) That due to scrivener's error or oversight, said document was recorded with the following error: The Derivation omitted information

6) That the above mentioned error is corrected to read as follows, instead:

Being the same property conveyed to James T. Hudson and wife, Margaret E. Hudson by Warranty Deed from Elizabeth L. Waddell, Fredrick O. Mcelderry, Howard Mercer and wife Nadine Mercer, Mildred L, Lawrence, Georgia Carole McElderry (now Scheitler) of record in Book 4043, Page 629, Register's Office for Davidson County, Tennessee, dated July 25, 1966 and recorded on August 05, 1966.

Being the same property conveyed to Anita Hudson Smith a life estate, with the remainder interest to Charles R. Hudson, Wilma Hudson Settles, Ronald Hudson, William Lee Hudson,

each a one sixth (1/6) share, as joint tenants with rights of survivorship of all Margaret Emily Hudson's right by Quitclaim Deed from Charles R. Hudson as executor of the Estate of Margaret Emily Hudson of record in Instrument No. 20140210-0011649 Register's Office for Davidson County, Tennessee, dated February 10, 2014 and recorded on February 10, 2014.

Ronald Hudson died December 6, 2014. Anita Hudson Smith died on September 13, 2021.

8) That this Affidavit is made of the undersigned's own personal and factual knowledge and is intended to correct the above-described error.

EXECUTED on the 1st day of March, 2022.

Memorie White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of **March, 2022**, before me, the undersigned officer, personally appeared **Memorie White** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 11/08/2022

