Karen Johnson Davidson County
Batch# 830105 AFFIDAVIT
03/28/2022 03:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220328-0035753

State of Tennessee
County of Williamson

Scrivener's Affidavit
(Reference to Warranty Deed of record in Instrument Number 20211011-0136358 in the Registers Office, DAVIDSON, Tennessee

Comes now Tennessee Title Services, LLC, by and through its authorized agent, and states on oath:

That Tennessee Title Services, LLC prepared in part a certain Warranty Deed dated October 5, 2021 wherein Danielle P. Fields, unmarried, **as Grantor,** conveyed certain interest in secured debts and future advances to Fivestar Building Group, LLC, a Tennessee Limited Liability Company, as **Grantee**;

1. That said Warranty Deed was originally recorded, in Instrument Number 20211011-0136358 on October 11, 2021 with the Register of Deeds of Davidson, Tennessee;

2. That Fivestar Building Group, LLC, a Tennessee Limited Liability Company is the true and lawful holder and owner of said property;

3. That the name of the subdivision on the previously recorded Warranty Deed was spelled incorrectly.

4. That the correct legal description on the Warranty Deed should read as follows:

Parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being part of Lot No. 22 on the Map of Ensworth Plan of Lots, as of record in Book 161, pages 136 and 137, Register's Office for said County, being the Northerly 10 feet of Lot No. 5 and the Westerly part of Lot No. 6 on the Plan of Lynnbrook not of record described according to a survey made by Yokley and Waggoner, Engineers, dated November 7, 1949 and revised November 14, 1949 as follows:

Beginning on the Southerly margin of Oaklawn Avenue at the Northwest corner of the property conveyed to Willard H. Blue and wife, Lucile E. Blue, by deed from R. D. Perry and wife, of record in Book 2155, page 435, said Register's Office thence with Blue's Westerly line South 0 degrees 45 minutes West 122.12 feet to a point 10 feet South of the Southerly line of Lot No. 5; thence North 89 degrees 15 minutes West 199.72 feet to a cross on rock; thence North 0 degrees 45 minutes East 132.66 feet to a point in the Southerly margin of Oaklawn Avenue; thence with the Southerly margin of same Eastwardly 200 feet to the point of beginning.

Being also known as 3711 Oaklawn Avenue Nashville, Tennessee 37215.

5. That 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.

Tennessee Title Services, LLC

By: _____

Subscribed and sworn to before me the undersigned on this 21st day of March, 2022.

State of TENNESSEE County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Emily Kimball, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained; and who further acknowledged that he/she is a Closing Agent of Tennessee Title Services, LLC and that he/she is authorized to execute this instrument on behalf of Tennessee Title Services, LLC.

Witness my hand and official seal on this the 21st day of March, 2022.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11 19 2025
COUNTY OF WILLIAMSON

_____
Notary Public
My commission expires: _____

This instrument prepared by:
Tennessee Title Services, LLC
7000 Executive Center Dr, 290, Brentwood, TN 37027
B-21-6985

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian 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 3/21/2022.

Affiant Signature

3/21/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/21/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON