Karen Johnson Davidson County
Batch# 830174 AFFIDAVIT
03/29/2022 08:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220329-0035837

Prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214
615-889-8306

AFFIDAVIT OF SCRIVENER'S ERROR

in

Warranty Deed

STATE OF Tennessee
COUNTY OF Davidson

Comes now, Holly A Mason, 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 20220208-0014509.

2) That the Grantor(s) in said document was Riley Baxter, III, Karen Woodruff, Jessica Brooks, Effie Hargrove, and Angela Baxter.

3) That the Grantee(s) in said document was Elijah Brooks.

4) That the date of execution of said document was February 4, 2022.

The real property affected by the said document is municipally known as 1621 E Stewarts Ln located in the city/town of Nashville, Davidson County, Tennessee and is more particularly described to wit:

Being a certain tract or parcel of land in the 13th, formerly 23rd Civil district of said County, described as follows:

BEGINNING at a point in the northerly margin of East Stewart Lane, the common corner between L.A. White and George Barfield marked by an iron pin; thence north 70° 30' east 129 feet to an iron pin in the northerly margin of East Stewart Lane; the point of beginning; thence continuing with the northerly margin of East Stewart Lane 105 feet to an iron pin; thence north 24° 30' west 100 feet to an iron pin in the southerly margin of Cedar Grove; thence south 83° 30' west 50 feet to an iron pin; thence north 89° west 55 feet to an iron pin; thence south 24° 30' east 124 feet to the point of beginning, containing 2.71 acres.

Being the same property conveyed to Riley Baxter, Jr., by virtue of that certain Warranty Deed dated November 14, 1963, and being of record at Book 3647, Page 493 in the Register's Office of Davidson County, Tennessee. Lula Yvonne Baxter having pre-deceased Riley Baxter, Jr.. Riley Baxter, Jr. having died on or about April 24, 2017.

For information purposes only: 1621 E Stewarts Ln, Nashville, TN, 37218

5) That due to scrivener's error or oversight, said document was recorded with the following error: Legal descriptions references an incorrect call of 100 feet, where it should have been a call of 50 feet

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

Being a certain tract or parcel of land in the 13th, formerly 23rd Civil district of said County, described as follows:

BEGINNING at a point in the northerly margin of East Stewart Lane, the common corner between L.A. White and George Barfield marked by an iron pin; thence north 70° 30' east 129 feet to an iron pin in the northerly margin of East Stewart Lane; the point of beginning; thence continuing with the northerly margin of East Stewart Lane 105 feet to an iron pin; thence north 24° 30' west 100 feet to an iron pin in the southerly margin of Cedar Grove; thence south 83° 30' west 50 feet to an iron pin; thence north 89° west 55 feet to an iron pin; thence south 24° 30' east 124 feet to the point of beginning, containing 2.71 acres.

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 18 day of March, 2022.

Holly A Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18 day of **March, 2022**, before me, the undersigned officer, personally appeared **Holly A Mason** 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

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 3/18/22.

Affiant Signature

3/18/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of March, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022