Karen Johnson Davidson County
Batch# 830868 AFFIDAVIT
03/30/2022 09:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220330-0036631

This instrument prepared by:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027
B-21-9031

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

SCRIVENER'S AFFIDAVIT

(REFERENCE TO QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20210819-0112416, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE)

Comes now James Thomas Filson, who states on oath:

That Tennessee Title Services, LLC is in the process of a current real estate transaction that involves the property shown in the quitclaim deed recorded on 8/19/2021wherein **Juanita Faye Filson and James Randall Warrick,** as **Grantor(s),** conveyed interest in certain real property to **James Thomas Filson**, as **Grantee**;

1. That said quitclaim deed recorded with the Register of Deeds of Davidson County, Tennessee, in Instrument No. 20210819-0112416 was drafted personally, by the affiant, James Thomas Filson;

2. That the information set forth in said quitclaim deed, due to inadvertence and scrivener's error, contained omitted calls in the legal description and an omitted exclusion of land;

3. That the correct legal description for the quitclaim deed of record in Instrument No. 20210819-0112416, is shown on the attached Exhibit "A" as it was originally intended; and

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

By: James Thomas Filson
James Thomas Filson

Subscribed and sworn to before me the undersigned on this 16th day of March, 2022.

Notary Public
My commission expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **James Thomas Filson**, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 16th day of March, 2021.

Witness my hand and official seal at Mt. Juliet, Tennessee this 16th day of March 2022.

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON
~~(Affix Seal)~~

Notary Public

My Commission Expires: 06/28/2025

Exhibit A

Land in Davidson County, Tennessee, being part of Lot No. 98 on the Plan of a part of Bluefields, as of record in Book 843, Page 34, Register's Office for said County, and a part of Lot No. 1 on the Revised Map of Bluefields, not of record, described according to a survey made by George W. Watkins, Surveyor, August 20, 1951, as follows:

Beginning on the easterly margin at an iron pin of a 20-foot roadway, said beginning point being the northeast corner of property conveyed to Minnie B. Helms Herald by deed from A.M. Helms and wife, as of record in Book 1341, Page 374, Register's Office for said County; Thence with Herald's north line south 62° 30' West 368.7 feet to an iron pin; Thence north 31° West 381.5' to an iron pin; thence north 43° East 112'; Thence north 48° 28' east 55.4'; Thence south 87° 30' east 158.4'; Thence north 28° 57' east 38'; Thence south 83° 51' east 173.5'; Thence south 19° 40' east 100'; Thence south 76° 05' west 20 feet to the westerly margin of said roadway, said point being the northeast corner of property conveyed to Elwain B. Williams and wife, by deed from C.L. Helms and wife by deed of record in Book 1907, Page 385, Register's Office for said County; Thence with Williams' north line south 76° 05' west 150 feet to his northwest corner; **Thence with his west line south 19° 40' east 90 feet to Williams' southwest corner;** Thence with his south line north 76° 05' east 150 feet to his southeast corner and the westerly margin of a 20 foot roadway; **Thence with said roadway and William' east line northwestwardly 90 feet to his northeast corner**; Thence eastwardly 20 feet to the easterly margin of said 20-foot roadway; Thence with the easterly margin of said roadway south 19° 40' east 244.8 feet to an iron pin, the point of beginning.

Embraced in the above description is a 20-foot roadway lying immediately east of the Williams' property, being also in the east line of said property described herein and there is also another 20-foot roadway which begins at Williams northeast corner and runs with his north line then continues in a westerly direction through this property in question.

Included in the above description but expressly excluded is the property conveyed Book 2487, Page 475, Said Register's Office for Davidson County, Tennessee.

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 March 16th 2022.

Affiant Signature

3/23/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/23/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON