Karen Johnson Davidson County
Batch# 835199 AFFIDAVIT
04/06/2022 10:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220406-0039664

SCRIVENER'S AFFIDAVIT

WHEREAS, on September 12, 2014, a Warranty Deed was executed by George E. Thomas and Helen R. Thomas, conveying to East End Developers, LLC, certain real property located in Davidson County, Tennessee, said Warranty Deed (hereinafter, the "Warranty deed") being recorded on September 18, 2014, as Instrument No. 20140918-0085613, in the Register's Office for Davidson County, Tennessee;

WHEREAS, the legal description of Tract Eight as set out in the Warranty Deed was, due to mistake and inadvertence, missing eight metes-and-bounds calls from the description as set out in the prior deed in the chain of title; and

WHEREAS, the referenced legal description of Tract Eight in the Warranty Deed should have included all its metes-and-bounds calls; and

WHEREAS, the undersigned, Foundation Title and Escrow Series, LLC prepared the Warranty Deed, and the Affiant below, J. Wayne Thomas, is an authorized signer and agent for these purposes of Foundation Title and Escrow Series, LLC.

THEREFORE, the undersigned does hereby correct and amend the legal description of Tract Eight in the Warranty Deed by setting it forth hereunder in its entirety, as it should have appeared in the Warranty Deed:

TRACT EIGHT:

Beginning at an iron pin set in the south R.O.W. of Ben Allen Road, said pin being 150.07', as measured in an easterly direction along said R.O.W. from the intersection of said R.O.W. and the west boundary of Tract 2 as described in the deed to David Hugh Thompson as of record in Book 2803, page 559, Register's Office for Davidson County, Tennessee, and proceeding as follows:

With said R.O.W., South 88 degrees, 03 minutes, 09 seconds East, a distance of 50.34' to an iron pin;

Thence, leaving said R.O.W., South 08 degrees, 35 minutes, 30 seconds West, a distance of 457.49' to an iron pin;

Thence, South 22 degrees, 37 minutes, 24 seconds East, a distance of 242.40' to an iron pin;

Thence, South 34 degrees, 31 minutes, 38 seconds East, a distance of 220.00' to an iron pin;

Thence, South 59 degrees, 13 minutes, 55 seconds West, a distance of 194.89' to an iron pin;

Thence, North 87 degrees, 17 minutes, 31 seconds West, a distance of 325.00' to an iron pin set in the east boundary of the property conveyed to Mildred Thompson Espy, by deed of record in Book 8333, page 965, R.O.D.C., Tennessee;

Thence, with said line of Espy, North 08 degrees, 30 minutes, 45 seconds East, a distance of 492.59' to an iron pin;

Thence, continuing with said Espy, North 08 degrees, 36 minutes, 18 seconds East, a distance of 263.57' to an iron pin;

Thence, South 89 degrees, 15 minutes, 25 seconds East, a distance of 150.00' to an iron pin;

Thence, North 08 degrees, 35 minutes, 30 seconds East, a distance of 199.83' to the beginning and containing 5.316 acres, more or less.

The above tracts are described according to a survey by Barry Greer and Associates, 2103 Windsor Place, Mt. Juliet, Tennessee, License Number 211.

Being the same property conveyed to George E. Thomas and Helen Rae Thomas, husband and wife by Warranty Deed from David Hugh Thompson dated November 4, 1991, of record in Book 8479, page 852, in the Register's Office for Davidson County, Tennessee.

EXECUTED this 28th day of March, 2022.

J. WAYNE THOMAS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named J. WAYNE THOMAS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 28th day of March, 2022.

Stacy R. Jacobs
NOTARY PUBLIC

My commission expires: 3/7/2023

STACY R. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
Foundation Title and Escrow Series, LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

When Recorded Return To:

Foundation Title and Escrow Series
277 Mallory Station Road, Suite 102
Franklin, TN 37067

Certificate of Authenticity

I, Jamika Jones, 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 3/28/2022.

Date

Jamika Jones
Affiant Signature

03/30/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 30th day of March, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202204060039664