Karen Johnson Davidson County
Batch# 841757 AFFIDAVIT
04/19/2022 12:49:01 PM 1 pg
Fees: $12.00 Taxes: $0.00
20220419-0045020

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Brittany Sensabaugh**, hereinafter referred to as Affiant, on this the 13th day of April 2022, and after first being duly sworn according to law, does state the following as true and correct to the best of his/her knowledge, information and belief:

1. That Affiant is an employee for Rudy Title and Escrow, LLC.
2.
3. Rudy Title and Escrow, LLC prepared a Warranty Deed of record in Instrument No. 20211228-0170727, **Register's Office for Davidson County, Tennessee**, by and between **William Mcafee and Brittnie Kelly, Heirs and Beneficiaries of the Estate of Tammie Jo Mcafee** (Grantor) and **Fronterra, LLC** (Grantee).

4. That the legal description in said Warranty Deed was recorded with an error.

5. That the correct legal description is as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lots No. 156, 157, 158 and 159 of Block B, on the unrecorded lap of the Subdivision known as Marthona, and. described according to a copy of a survey thereof by J. A. Mefford, Surveyor, as follows:

Beginning at a point in the Westerly margin of Ezell Road East at the corner of Lots No. 155 and 155; thence with the line between said lots, North 86 degrees 02 minutes West 422:5 feet to the corner of said lots and of Lots No: 82 and 83; thence North 2 degrees 58 minutes East 100 feet to a point at the corner of Lots No. 159 and 160; thence with the line between said lots, South 86 degrees 02 minutes East 422:5 feet to the Westerly margin of Ezell Road East; thence with the margin of the same, South 2 degrees 58 minutes West 100 feet to the point of beginning.

The said Myron H. McAfee and Winifred L. McAfee both having since died.

Affidavit of Heirship recorded on December 28, 2021 in Instrument No. 20211228-0170725, Instrument No. 20211228-0170726, Instrument No. 20211228-0170728 and Instrument No. 20211228-0170729.

6. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Brittany Sensabaugh, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 3/3/2025

YESENIA J. LOOR
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY