Karen Johnson Davidson County
Batch# 879572 AFFIDAVIT
06/28/2022 02:10:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220628-0074505

Prepared By:
Guaranty Title & Escrow Co.
721 President Place #100
Smyrna, TN 37167

SCRIVENER'S AFFIDAVIT OF CORRECTION

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I, Lori Holloway, being first duly sworn states as follows:

1. The Warranty Deed executed October 15, 1996 by Mildred Virginia Sparks and James Harold Vaughn to Morris Jones and wife Cynthia Jones recorded October 21, 1996 @ 2:03 PM at Book 10231, Page 992, shows an incorrect legal description as shown below. (Property Address 1040 New Due West Avenue, Madison, TN 37115 Map & Parcel 050-04-012.00)

LAND in Davidson County, Tennessee, being Lot No. 6 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by H. R. Swann, Jr. Surveyor, dated April 20th, 1947, as follows:

BEGINNING at a point in the Northerly margin of Due West Avenue at the corner of Lot 5 and 6; thence with the line between said lots, Northerly 518.05 feet to a point; thence easterly 100 feet to the North corner of Lots 6 and 7; thence with the line between said lots, Southerly 511.65 feet to the northerly feet to the point of beginning.

2. The above mentioned Warranty Deed is corrected to show the legal description as follows:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by H. R. Swann, Jr. Surveyor, dated April 20th, 1947, as follows:

BEGINNING at a point in the Northerly margin of Due West Avenue at the corner of Lot 5 and 6; thence with the line between said lots, Northerly 518.05 feet to a point; thence easterly 100 feet to the North corner of Lots 6 and 7; thence with the line between said lots, Southerly 511.65 feet to the northerly margin of Due West Avenue; thence with the margin of the same Westerly 100 feet to the point of beginning.

Sworn to and subscribed before me this 24th day of June 2022.

Guaranty Title & Escrow Co.

Lori Holloway, President

State of Tennessee County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Holloway, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of Guaranty Title & Escrow Co. and that she as such President executed the foregoing instrument for the purposes therein contained.
Witness my hand and official seal at Smyrna, Tennessee, this 24th day of June, 2022

Commission Expires:

Notary Public

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

I, Kelsie Holloway 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 6|24|2022 (date of document).

Kelsie Holloway

Affiant Signature

6|27|2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27 day of June, 2022.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 2|26|23

Notary's Seal (if on paper)

