THIS INSTRUMENT PREPARED BY:

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P. O. Box 211
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Karen Johnson Davidson County
Batch# 889344 **AFFIDAVIT**
07/15/2022 08:45:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220715-0081251

AFFIDAVIT OF SCRIVENER'S ERROR

This Affidavit is being executed for the purpose of correcting the legal description on the Quitclaim Deed of record as Instrument No. 20210412 0047818 in the Office of the Register of Deeds for Davidson County, Tennessee. Said Quitclaim Deed was granted by Linda Driver, a single woman, to Carol Lynn Driver, individually, Dawn Driver Milanovich, individually, and James Edwin Driver, individually, reserving and subject to a life estate retained therein by Linda Driver, for the purpose of transferring and establishing ownership in the said property.

Comes now, Robert G, Wheeler, Jr., who, having first been duly sworn according to law, deposes and says:

1. I am an attorney licensed to practice in the State of Tennessee, acting as Counsel for Linda Driver.

2. On or about the 7th day of April, 2021, my office, under my direction, prepared a Quitclaim Deed in which Linda Driver, a single woman, conveyed a certain parcel of land in Davidson County to Carol Lynn Driver, individually, Dawn Driver Milanovich, individually, and James Edwin Driver, individually, reserving and subject to a life estate retained therein by Linda Driver, which Quitclaim Deed is of record as Instrument No. 20210412 0047818, Register's Office for said County.

3. Said Quitclaim Deed is showing an error in the following particular, to wit: the legal description of the said property was listed incorrectly in the recorded document due to the fact that in 2014 the property changed from Lot No. 2 on the Plan of Sisco Subdivision to Lot 1 on the Plan of the Driver Subdivision.

4. The intent of the parties to the transaction was to convey Lot 1 on the Plan of the Driver Subdivision and not the lot described in the said Quitclaim Deed. The description in the aforesaid Quitclaim deed was taken from the last recorded deed to the property in question which was prior to 2014.

5. Therefore, the legal description in the said Quitclaim Deed is herein deleted and the following legal description inserted in its place:

   BEING Lot No. 1 on the Plan of the Driver Subdivision as shown on the plat of record in Instrument No. 20140516 0042523, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

   BEING the same property conveyed to James Driver and wife, Linda Driver, by deed from Ruth Eleaner Sisco, an unmarried woman, of record in Book 6967, page 162, Register's Office for Davidson County, Tennessee. And, the said James Driver having since died, the property is now vested in his surviving spouse, Linda Driver, a single woman, in fee simple.

The mailing address for the said property is 204 Dora Drive, Goodlettsville, TN 37072.

Further affiants say not.

Robert G. Wheeler, Jr.

State of Tennessee }
County of Sumner }

Sworn to and subscribed before me this 14th day of July, 2022.

NOTARY PUBLIC

My commission expires:
9-23-25

PATSY C. DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. SEPT. 23, 2025
SUMNER COUNTY