This Instrument Prepared By and Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road,
Mt. Juliet, TN 37122

File: 17-0401

Karen Johnson Davidson County
Batch# 889452 **AFFIDAVIT**
07/15/2022 10:39:37 AM 1 pg
Fees: $12.00 Taxes: $0.00
20220715-0081398

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

Comes now, Tonya Thomas, who states the following:

1. On September 29, 2017, I prepared a Quitclaim Deed from Carrie M. Taylor to Carrie M. Woodard and Sean T. Woodard, wife and husband, recorded in Instrument Number: 20171020-0107597, of the Register's Office of Davidson County, Tennessee.

2. By mistake and inadvertence said Quitclaim deed incorrectly identified the real property as Lot. No. 5 on the Map of Subdivision of the Casper Zopif Place, when in fact the real property should have been identified as Lot No. 53 on the Map of Subdivision of Casper Zopfi Place.

3. The Correct legal description for the Quitclaim deed recorded in Instrument Number: 20171020-0107597, of the said Register's Office is and should be:

> "Land in Davidson County, Tennessee, being Part of Lot No. 53 on the Map of Subdivision of Casper Zopfi's Place of record in Plat Book 332, Page 167, in the Register's Office for Davidson County, Tennessee.
>
> Beginning at a point in the Northerly margin of Trinity Lane, as widened, 50 feet Easterly from the Northeast corner of said Trinity Lane, as widened, and Keeling Avenue, said point being in the Eastern boundary line of a part of Lot No. 53 conveyed to J. J. Barrow and wife, by deed from Sue Elizabeth Wheeler, Trustee, of record in Book 1284, Page 242, said Register's Office; thence with the Northerly margin of said Trinity Lane, as widened, Eastwardly 50 feet to a point; thence Northwardly 139 feet to a point in the Southern boundary line of Lot No. 7 on the Plan of Susie V. Demonbreun's Re-Subdivision of parts of Lots Nos. 51, 52 and 53 of the Casper Zopfi Place, not of record conveyed to Howard C. Grant and wife, by deed from Susie V. Demonbreun and husband, of record in Book 1578, Page 388, said Register's Office; thence with the Southern boundary line of said Lot No. 7, Westwardly 50 feet to the Northeast corner of said Barrow property; thence with the Eastern boundary line of said Barrow property, Southwardly 139 feet to the beginning."

Property Address: 1025 East Trinity Lane, Nashville, TN 37216
Map/Parcel: 72-5-102

Any and all terms of the Deed, as recorded, not specifically changed, are intended and shall continue to remain in full force and effect.

Tonya Thomas
Four Star Title, LLC

OATH AND ACKNOWLEDGMENT

Before me, the undersigned Notary, in and for said County and State, personally appeared the within named Tonya Thomas, who has read the foregoing Scrivener's Affidavit and agrees that the statements are true and accurate.

WITNESS my hand and Official Seal this 1st day of July, 2022.

NOTARY

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**Maximum principal indebtedness for Tennessee Tax Purpose is $0.00.