Karen Johnson Davidson County
Batch# 890496 AFFIDAVIT
07/18/2022 12:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220718-0082046

Scrivener's Affidavit of Recorded Warranty Deed

(of record in Instrument No 20220321-0032324)

Comes now Concord Title, by and through its authorized agent, and states on oath:

1. That Concord Title prepared a certain Warranty Deed in which Eugene Campbell and Sherry Campbell, husband and wife, were stated to be the Grantors and Kurt Lockhart and Anna Lockhart, husband and wife were stated to be the Grantees;
2. That said Warranty Deed was recorded with the Register of Deeds of Davidson County, Tennessee in Instrument No 20220321-0032324 on March 21, 2022;
3. That said Warranty Deed had the incorrect legal description:
4. That said Warranty Deed should have referenced the legal description as

ALSO KNOWN AS Land in Davidson County, Tennessee, being shown as PARCEL 42, on the Final Plat, Revision of the Resubdivision of the Resha Lot and a portion of Lot 32, Resha Heights, as of record in Instrument No. 20000622-0062081, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.";

"Land in the 13th Civil District of Davidson County, Tennessee, being the northwesterly part of Lot No. 32 and the Southeasterly part of Lot No. 33 on the map of Resha Heights, not of record, described according to a survey thereof made by Watkins and Murray, Surveyors, June 28, 1947, as follows: Beginning at a point in the northeasterly margin of State Highway No. 112, 212 feet northwesterly from the northwest corner of said State Highway No. 112 and Hamilton Road; thence with the northeasterly margin of said State Highway, North 57 deg. West 50 feet to a point 29.4 feet southeasterly from the common corner of Lots Nos. 33 and 34 on said map, northeasterly 165 feet to a point in the southwesterly margin of a 10 foot alley, said point being 32 feet southeasterly from the northwest corner of said Lot No. 33; thence with the southwesterly margin of said alley, southeastwardly 50 feet to the northwest corner of a part of Lot No. 32 conveyed to C. G. McKee and wife, by deed from H.G. Phillips and wife, of record in Book 1627, page 493, Register's Office for said County; thence with McKee's northwestern boundary line, southwestwardly 165 feet to the beginning. INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM is a 50 foot strip across the front of said lot which vested in the State of Tennessee by Final Judgment in condemnation suit of record in Book 6958, page 401, in said Register's Office, for the widening of Clarksville Pike. A parcel of land in the Second Councilmanic District

This instrument prepared by and return to:
Concord Title
3000 Meridian Blvd, Suite 140
Franklin, TN 37067

of Metropolitan Nashville, Davidson County, Tennessee, being part of the southeasterly 12 feet of Lot No. 32 of the Resha Lot as shown on the Map of "Resha Heights" of record in Book 1424, page 110, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey prepared by Ragan-Smith Associates, Inc., Job Number 85-009, Work Order 5888, dated October 1, 1998 as follows: Beginning at an iron pin (new) on the northeasterly right-of-way margin of Clarksville Pike, (U.S. 41-A, State Route 12); said being located at the westerly property corner of the Humble Oil & Refining Company of record in Deed Book 4474, page 30, Register's Office for Davidson County, Tennessee; said pin also being the easterly property corner of Eugene Campbell and wife, Sherry Campbell of record in Deed Book 8617, page 879, said Register's Office; thence, 1. Leaving said northeasterly right-of-way margin and with the common property line between Humble Oil & Refining Company and the Eugene Campbell property, North 33°46'00" East, a distance of 158.50 feet to an iron pin (new) in the southwesterly margin of Alley No. 1025, a 20-foot alley, thence, 2. With the southwesterly margin of said Alley, South 57°00'00" East, a distance of 4.22 feet to an iron pin (new); thence, 3. With a line severing the Humble Oil & Refining Company property, South 33°46'00" West, a distance of 158.51 feet to an iron pin (new) on the northeasterly right-of-way margin of said Clarksville Pike; thence, 4. With the northeasterly right-of-way margin of said Clarksville Pike, North 56°51'15" West, a distance of 4.22 feet to the Point of Beginning and containing 669 square feet or 0.0154 acres, more or less as calculated by the above Courses and distances.

5. That this affidavit is given to correct and explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

CONCORD TITLE

By: _____

Its: Authorized Signor

Witness my hand this, 8th day of July, 2022.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nick Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed within instrument for the purposes therein contained; and who further acknowledged that he is the Authorized Signor of Concord Title and that he is authorized by Concord Title to execute this instrument on its behalf by himself as such Authorized Signor.

T.P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

_____
Notary Public
My commission expires: 3.7.23

This instrument prepared by and return to:
Concord Title
3000 Meridian Blvd, Suite 140
Franklin, TN 37067

Certificate of Authenticity

I, Nick Harris, 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 7/8/2022.

Date

Affiant Signature

7/8/2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8 day of July, 20 22.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY