Karen Johnson Davidson County
Batch# 897437 AFFIDAVIT
08/02/2022 01:32:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220802-0087995

THIS INSTRUMENT PREPARED BY AND RETURN TO:
WILLIAM TIMOTHY HILL
ATTORNEY AT LAW
214 SECOND AVE. N., STE. 205
NASHVILLE, TN 37201
615-256-1577

SCRIVENER'S AFFIDAVIT OF QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BE IT KNOWN that on the 2nd day of August, 2022, before me, the undersigned authority, a Notary Public duly commissioned and qualified in and for the State and County aforesaid, personally came and appeared William Timothy Hill, ("Affiant") to me personally known, who, being me first duly sworn, did depose and state as follows:

That a certain Quitclaim Deed, dated May 17, 2022, prepared by William Timothy Hill, as Attorney, to Clark R. Dixon, (Grantor) to Theresa Shelton (Grantee), and recorded at Instrument No.: 20220525-0060791, in the Register's Office of Davidson County, Tennessee, and

1. That certain typographical or clerical error was made in said Quitclaim Deed, more particularly described as follows:

   In the first paragraph of the description "Being Lot no. 423" should have read, "Being Lot No. 425."

2. That Affiant does hereby correct said typographical or clerical error (s) as follows, to wit:

   Land in Davidson County, Tennessee, being Lot No. 425, on the Plan of Haynes Manor, Section 3, as of record in Book 4175, page 11, Register's Office for Davidson County, Tennessee.

   Said Lot No. 425 fronts 82.69 feet on the easterly side of DuBois Drive and extends back 165.6 feet on the northerly line and 162.6 feet on the southerly line to a dead line in the rear, measuring 34.5 feet thereon.

   BEING the same property conveyed to Clark D. Dixon and wife Dolores J. Dixon by deed of record at Book 4345, page 143 Register's Office for Davidson County, Tennessee. Clark D. Dixon having died on March 18, 2018, and Dolores J. Dixon having subsequently died on June 27, 2021, leaving their only two children as survivors, that being Clark R. Dixon and Theresa Shelton.

   This is improved property known as 3812 DuBois Drive, Nashville, Tennessee.

3. That the purpose of this Scrivener's Affidavit is to correct the typographical and/or clerical errors as delineated herein, and for no other purpose.

4. Affiant further requests and directs the Recorder for the County and State described in Section 1, above, to record this Scrivener's Affidavit within the mortgage and deed records at the Instrument Number and place of recordation of the Quitclaim Deed as shown in Section 1, above.

SWORN TO AND SUBSCRIBED before me in the presence of the undersigned competent witnesses, on the day and year first above written, and I hereunto set my hand and official seal.

WILLIAM TIMOTHY HILL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of August, 2022 before me personally appeared **William Timothy Hill** to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purposes therein contained, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: 5-5-25

NICKI M. GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 05, 2025