This instrument prepared by:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027
B19-1959

Karen Johnson Davidson County
Batch# 897470 AFFIDAVIT
08/02/2022 02:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220802-0088035

SCRIVENER'S AFFIDAVIT

Maximum Principal Indebtedness for Tennessee Tax recording purposes is $0.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Comes now, Taylor Grills, of Tennessee Title Services, LLC, hereinafter referred to as Affiant, on this 1 day of August, 2022, and after first being duly sworn according to law, does state the following as true and correct to the best of his or her knowledge, information, and belief:

1. That Affiant prepared a Warranty Deed, dated August 9, 2021, by and between Margaret Davis and wife Helena Brown, as tenants in common with full rights of survivorship, ("GRANTORS") and Bryan P Peterson and Amy E Peterson, husband and wife, ("GRANTEES"), said Warranty Deed being recorded August 12, 2021 in Instrument No. 20210812-0108769, in the Register's Office for Davidson County, Tennessee.

2. That the above-mentioned Warranty Deed was recorded with an error within the legal description. The legal description in Instrument No. 20210812-0108769 is incorrect. The new legal description is as described in the said Deed should read as follows:

   Land in Davidson County, Tennessee, being Lot No. 23-A on the Plan of Zone Lot Division of Lots 21, 22, 23, 35 and 38 Section One, Percy Priest Woods of record in Plat Book 5200, Page 714, amending Plat Book 5200, Page 472, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

   Being the same property conveyed to Margaret Davis and wife, Helena Brown, as tenant in common with full rights of survivorship, by Warranty Deed from Rebecca Charlton, married, of record in Instrument No. 20190423-0037167, said Register's Office.

   Being also known as 3265 Priest Woods Drive, Nashville, TN 37214.

3. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

Affiant further said not.

AFFIANT

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Taylor Grills, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

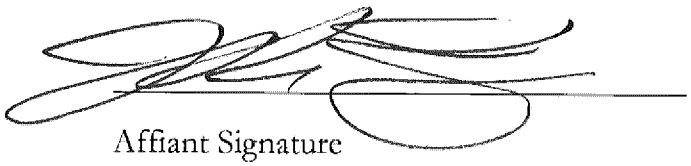
Witness my hand and official seal this 1 day of August, 2022.

Kayla Ann Carter
Notary Public
Commission Expires: 3-7-26

KAYLA ANN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, Joshua A. Terry, 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 8/1/2022.



Affiant Signature

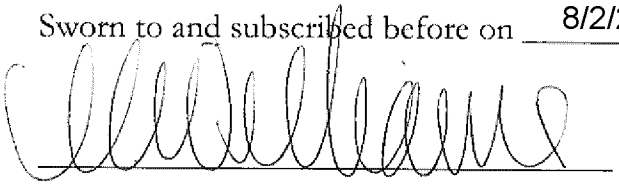
8/2/2022

Date

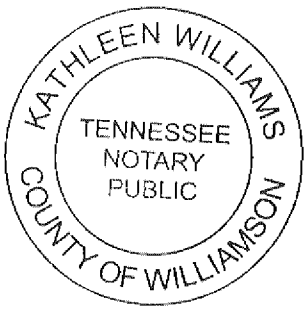
State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/2/2022.



Notary Public



My Commission Expires: 5.23.23