Karen Johnson Davidson County
Batch# 904523 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20220817-0093364

This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **William E. Grones**, hereinafter referred to as Affiant, on this 11th 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 knowledge, information and belief:

1. WHEREAS, Affiant recorded a Warranty Deed dated May 7th, 2020 and recorded May 11th, 2020 in **Instrument Number 20200511-0048424,** Register's Office for Davidson County, Tennessee between Emily Lynn Kellogg, a single Person, (Grantor) and Seth Walker Gordon, an unmarried man, (Grantee);

2. WHEREAS, Affiant recorded a first Deed of Trust Deed of Trust dated May 7th, 2020 and recorded May 11th, 2020 in **Instrument Number 20200511-0048425,** Register's Office for Davidson County, Tennessee between Seth Walker Gordon, an unmarried man, (Borrower) and Community Mortgage Corporation (Lender);

3. WHEREAS, Affiant recorded a second Deed of Trust Deed of Trust dated May 7th, 2020 and recorded May 11th, 2020 in **Instrument Number 20200511-0048426,** Register's Office for Davidson County, Tennessee between Seth Walker Gordon, an unmarried man, (Borrower) and Community Mortgage Corporation (Lender);

4. WHEREAS, the above mentioned Warranty Deed and Deeds of Trust were recorded containing certain errors and omissions in the legal description;

5. WHEREAS, upon Affiant's review, there are additional prior Warranty Deeds in the chain of title that also contain said errors and omissions;

6. WHEREAS, the said incorrect legal description reads as follows:

   Land in Davidson County, Tennessee, described as follows, to-wit:

   Described property in Davidson County, Tennessee, being land in the 14th Civil District of Whites Creek Pike and being the NW corner of Lot on the Plat of Mamie Keathley in Plat Book 5800, Page 98, Register' s Office for Davidson County, Tennessee; thence with the North line of said Lot, North 52 degree 24 minutes 51 Seconds East ,196.83 feet to an iron pin; thence North 53 degree 33 minutes 47SecondsEast , 431.76 feet to an iron pin; thence North 52 degree 17 minutes 50SecondsEast , 70.93 feet to a point; thence South 35 degree 15 minutes 00 Seconds East, 130.00 feet to a point; thence South 53 degree 31 minutes 15 Seconds West, 699.35 feet to a point in the Easterly margin of Whites Creek Pike; thence with said margin North 33 degree 15 minutes 00 Seconds 125 feet to the beginning.

7. WHEREAS, Affiant makes this affidavit for the purpose of amending and correcting the legal description contained in all the aforementioned Warranty Deeds and Deed of Trust;

8. NOW THEREFORE, the correct legal description should read as follows:

   Land in Davidson County, Tennessee, described as follows, to-wit:

   Described property in Davidson County, Tennessee, being land in the 14th Civil District of Whites Creek Pike and being the NW corner of Lot **1**on the Plat of Mamie Keathley **Land** in Plat Book 5800, Page 98, Register' s Office for Davidson County, Tennessee; thence with the North line of said Lot, North 52 degree 24 minutes 51 Seconds East ,196.83 feet to an iron pin; thence North 53 degree 33 minutes 47SecondsEast , 431.76 feet to an iron pin; thence North 52 degree 17 minutes 50SecondsEast , 70.93 feet to a point; thence South 35 degree 15 minutes 00 Seconds East, 130.00 feet to a point; thence South 53 degree 31 minutes 15 Seconds West, 699.35 feet to a point in the Easterly margin of Whites Creek Pike; thence with said margin North 33 degree 15 minutes 00 Seconds **W** 125 feet to the beginning.

Affiant(s):

William E. Grones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the County and State first above written, do hereby certify that **William E. Grones** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11th day of August, 2022.

Notary Public

My Commission Expires:

(SEAL)

