This instrument prepared by: Box 10-B
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Nashville, TN 37209

Karen Johnson Davidson County
Batch# 905593 AFFIDAVIT
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20220819-0094101

AFFIDAVIT OF SCRIVENER'S ERROR

This affidavit is being given for the purpose of correcting the legal description of the Warranty Deed to Phillip B. Jones and Tammy L. Parmentier, both unmarried, as Tenants in Common with Right of Survivorship, conveying certain real property known as 1425 Sumner Ave., Nashville, TN 37206, Map & Parcel 083-06-0-001.00. Said Warranty Deed was recorded April 4, 2017 as Instrument No. 20170404-0032618, Register's Office for Davidson County, Tennessee.

Comes now DEBORAH J. COHEN who, having first been duly sworn according to law, depose and say:

1. That I am an attorney at law licensed to practice in the Courts of the State of Tennessee, maintaining a law office in Davidson County, Tennessee,

2. That on or about March 31, 2017, my office, under my direction, used the following legal description in preparation of the Warranty Deed to wit:

Land in Davidson County, Tennessee, being Lot(s) 30, as shown on the map entitled the Map of the Subdivision of Part of the Weakley Home Place, of record in Book 421, page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 30 fronts 50 feet on the northerly side of Sumner Avenue and runs back between parallel lines 150 feet to 15 foot alley in the rear.

3. That the correct legal description is as follows:

Land in Davidson County, Tennessee, being Lot(s) 30, as shown on the map entitled the Map of the Subdivision of Part of the Weakley Home Place, of record in Book 421, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 30 fronts 50 feet on the northerly side of Sumner Avenue and runs back between parallel lines 150 feet to 15 foot alley in the rear.

4. The correct legal description as stated above corrects the Plat page number to 36.

5. That the intent was to convey the real property owned by Strive Properties LLC, a Tennessee Limited Liability Company, as referenced in Instrument No. 20150407-0030364, said Register's Office and such error in the legal description as listed above was inadvertent and merely a scrivener's error.

Further affiant says not.

DEBORAH J. COHEN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 18th day of August, 2022.

My commission expires:
May 9, 2026

NOTARY PUBLIC

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah J. Cohen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of August, 2022.

My commission expires:
May 9, 2026

NOTARY PUBLIC

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON