Karen Johnson Davidson County
Batch# 907938 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20220825-0095879

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 22nd 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 June 28th, 2022 and recorded June 29th, 2022 in **Instrument Number 20220629-0075467,** Register's Office for Davidson County, Tennessee Lauren C. Comet , a single woman, (Grantor) and Gerry K. Beck and Charles F. Beck , wife and husband, (Grantee);

2. WHEREAS, the above mentioned Warranty Deed was recorded containing certain typographical errors in the Legal Description;

3. WHEREAS, the said incorrect Legal Description reads as follows:

   Land in Davidson County, Tennessee, being Lot No. 43 of Block "A" on the Plan of **Richrroson's** Addition to East Nashville of record in Plat Book 161, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

   Said Lot No. 43 fronts 50 feet on the westerly side of North Fifth Street, and runs back between parallel lines 165 feet to an alley.

4. WHEREAS, Affiant makes this affidavit for the purpose of amending and correcting the Legal Description contained in all the aforementioned Warranty Deed

5. NOW THEREFORE, the correct Legal Description should read as follows:

   Land in Davidson County, Tennessee, being Lot No. 43 of Block "A" on the Plan of **Richardson's** Addition to East Nashville of record in Plat Book 161, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

   Said Lot No. 43 fronts 50 feet on the westerly side of North Fifth Street, and runs back between parallel lines 165 feet to an alley.

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 12th day of August, 2022.

Notary Public
My Commission Expires: 10/02/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023