Karen Johnson Davidson County
Batch# 929539 AFFIDAVIT
10/14/2022 09:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221014-0112645

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)

The undersigned, Ashley Pospiech, who is over eighteen (18) years of age and states that she is an Authorized Agent of Midtown Title, LLC, and she makes oath that the following statements are true to the best of her knowledge, information and belief.

That I prepared the Warranty Deed between John P. Havill, a married man, (as "Grantor"), Timothy Christopher Dunn and Christina Sato Boncyk, husband and wife (as "Grantee"), dated August 12, 2022, filed of record on August 12, 2022, in Instrument No. 20220812-0091916, Register's Office for Davidson County, Tennessee.

WHEREAS, through inadvertence and mistake, the lot dimensions of said Lot No. 4, Taggartwood was not included in the legal description.

NOW THEREFORE, pursuant to T.C.A. 66-24-101(a)(26), I, Ashley Pospiech do hereby amend the legal description as stated on the aforementioned Warranty Deed as follows:

Land in Davidson County, Tennessee, being all of Lot No. 4, Taggartwood, according to survey and plat of same appearing of record in Book 4175, page 60, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 4 fronts 224.29 feet on the Northerly side of Taggartwood Road and extends back 320 feet on the Westerly line and 274.37 feet on the Easterly line to a dead line measuring 228.88 feet thereon.

Being the same property conveyed to John P. Havill, a married person by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated June 30, 2020, recorded July 2, 2020, of record in Instrument No. 20200702-0071688, Register's Office for Davidson County, Tennessee.

Further Affiant sayeth naught.

WITNESS MY HAND on this 14th day of October, 2022.

Midtown Title, LLC

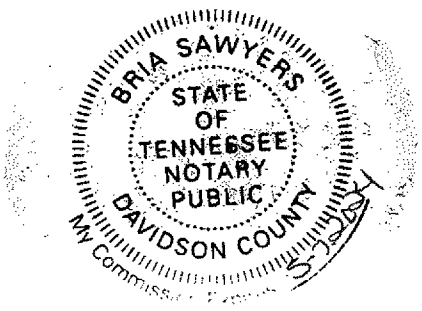
By: _____
Ashley Pospiech, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ashley Pospiech, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be an authorized agent of Midtown Title, LLC, the within named bargainor, a limited liability company, and that she as such authorized agent, executed the foregoing instrument for the purposes there in contained by personally signing the name of the limited liability company as an authorized agent.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of October 2022.

Notary Public
My Commission Expires: 5.7.2024



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10-14-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10-14-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th **day of** October **, 2** 022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM