Karen Johnson Davidson County
Batch# 933360 AFFIDAVIT
10/24/2022 01:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221024-0115361

ABOVE SPACE FOR REGISTER'S USE ONLY

Prepared by and return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, TN 37067
Attn: William W. Burton Esq.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

CROSS REFERENCE:
Instrument No. 20221014-0112986
Register's Office for Davidson County, Tennessee

SCRIVENER'S AFFIDAVIT

Personally appeared before the indicated undersigned officer duly authorized to administer oaths, William W. Burton who deposes and says on oath as follows:

1. That he is an attorney licensed to practice law in the States of Tennessee, Georgia and Illinois.

2. That he is familiar with the file and is the Attorney directly responsible for the preparation and review of that certain Special Warranty Deed from **Damon W. Byrd, Trustee of the Allison C. Byrd Living Revocable Trust** ("**Lender**"), dated October 14, 2022 and recorded in the Davidson County, Tennessee Register's Office as **Instrument Number 20221014-0112986** (the "**Deed**").

3. That prior to such preparation and review of the Deed, he examined title for the property described in the Deed (the "**Property**") and became familiar with the legal description for the Property.

4. That by inadvertence and scrivener's error the legal description of the Property was misstated and is not as intended by the parties.

5. That the legal description in the Deed contained a typographical error. The legal description in the Deed should have been as follows:

Being land in Davidson County, Tennessee, being Lots Nos. 18, 19 and 20 on the Plan of the Burch Homestead Tract, of record in Book 57, page 149, Register's Office for said County. Said Lots Nos. 18, 19 and 20 front together 150 feet on the southerly side of Acklen Avenue and run back between parallel lines 151.4 feet to an alley.

Being the same property conveyed to Allison C. Byrd Living Revocable Trust, Damon W. Byrd, Trustee, by Quitclaim Deed of record as Instrument No. 20080716-0073062, Register's Office for Davidson County, Tennessee.

6. That this Affidavit is executed for the sole purpose of correcting the scrivener's error herein described and made for the purpose of reliance herein by all persons examining title to the Property. This Affidavit is further made with the intended effect that the foregoing corrected legal description for the Property be deemed to have been included in the original Deed, as intended by the parties.

[*Signatures Commence on the Following Page*]

Further Affiant Sayeth Not.

W. W. Burton

William W. Burton, Esq.
Affiant

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared William W. Burton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of October, 2022.

NOTARY PUBLIC

My Commission Expires:
3-25-24

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 25, 2024

TRUE COPY CERTIFICATION

I, Carole M. Maxson, 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 **October 24, 2022** (date of document).

Carole M. Maxson

10/24/22
Date

STATE OF TENESSEE)
COUNTY OF WILLIAMSON)

On 10/24/22, before me, the undersigned, personally appeared Carole M. Maxson, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 11-5-24

