Karen Johnson Davidson County
Batch# 934011 AFFIDAVIT
10/27/2022 08:36:45 AM 1 pg
Fees: $12.00 Taxes: $0.00
20221027-0116214

This instrument prepared by and please return to after recording:
Rochelle, McCulloch & Aulds, PLLC
109 North Castle Heights Avenue
Lebanon, TN 37087
File No.: 21-1371

REGISTER OF DEEDS: PLEASE CROSS-REFERENCE THIS AFFIDAVIT WITH **INSTRUMENT NO.: 20210826-0115414, R.O.D.C.T.**

AFFIDAVIT OF SCRIVENER'S ERROR

I, **MATTHEW H. RYAN**, who, having first been duly sworn according to law, do hereby make oath and affidavit as follows:

1. That I am an attorney at law licensed to practice in the State of Tennessee, with my principal place of business in Lebanon, Wilson County, Tennessee;

2. That my office prepared and recorded a Warranty Deed from **JUDY CUNNINGHAM, f/k/a Judy Cunningham-Burt** to Hidden Trail Properties, LLC, a Tennessee limited liability company, dated August 25, 2021 and of record in Instrument No. 20210826-0115414, in the Register's Office for Davidson County, Tennessee (hereinafter "Deed");

3. That through inadvertence and error, and unbeknownst to the parties to the Deed, a portion of the legal description of the property was left out of the Deed. The legal description in the Deed shall be replaced with the correct entire legal description below, and shall be incorporated into the Deed as if originally included therein, which shall give the property the following legal description:

   Land located in DAVIDSON County, Tennessee, and being located at 1255 2nd Avenue South, being 30 X 136, Field Book No. 15W 2675, Map 105-3, Parcel 269, of record in the Tax Assessor's Office for Davidson County, Tennessee, and being more particularly described as follows:

   Being part of Lot No. 29, in John Nelson's Plan of Lots recorded in Book 2, Pages 182 and 183 (previously incorrectly referenced as Book No. 21, Page 182), R.O.D.C. Said lot fronts Thirty (30) feet on the west side of Market Street, now Second Ave. South, and runs back between parallel lines One Hundred, Thirty-Six (136) feet more or less to an alley.

   Being the same property conveyed to JUDY CUNNINGHAM-BURT by Final Decree Confirming Sale from the Metropolitan Government of Nashville and Davidson County, Tennessee, dated September 22, 1999, and of record in Instrument No. 20000823-0083454, Register's Office for DAVIDSON County, Tennessee.; and

4. That this affidavit is given to explain the errors as set forth herein and to assist the present owner as well as all future owners, lenders, title examiners and insurers.

Further affiant saith not.

MATTHEW H. RYAN

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24th DAY OF OCTOBER, 2022.

My commission expires:
3/8/23

NOTARY PUBLIC

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **MATTHEW H. RYAN**, 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 **he** executed the within instrument for the purposes therein contained.

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

My Commission expires:
3/8/23

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC