Karen Johnson Davidson County
Batch# 939878 AFFIDAVIT
11/10/2022 08:52:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221110-0120453

This instrument prepared by and please return to after recording:
Rochelle, McCulloch & Aulds, PLLC
109 N. Castle Heights Ave
Lebanon, TN 37087

REGISTER OF DEEDS: PLEASE CROSS-REFERENCE THIS AFFIDAVIT WITH **INSTRUMENT No. 20220825-0096204 and Instrument No. 20220825-0096205**

AFFIDAVIT OF SCRIVENER'S ERROR

I, **RACHEL CONATSER**, who, having first been duly sworn according to law, do hereby make oath and affidavit as follows:

1. That I work for Rochelle, McCulloch & Aulds, PLLC, with its principal place of business in Lebanon, Wilson County, Tennessee;

2. That on or about August 22, 2022, Rochelle, McCulloch & Aulds, PLLC prepared a Warranty Deed in which Mary Burgess conveyed property to Hidden Trail Properties, LLC, a Tennessee limited liability company, said deed of record in Instrument No. 20220825-0096204;

3. On or about that day, Rochelle, McCulloch & Aulds, in conjunction with Dylan Potter prepared a Deed of Trust from Hidden Trail Properties, LLC, a Tennessee limited liability Company, to D. Dylan Potter, Trustee, securing Michael Hull as beneficiary.

4. That through inadvertence and typographical error the aforesaid Warranty Deed and Deed of Trust have an incorrect legal description. The correct legal description is as follows:

   Land in Davidson County, Tennessee, being Lot 355 on the Plan of Charlotte Park Subdivision, Section 5, of record in Book 2663, Page 112, Register's Office for Davidson County, Tennessee, as follows:

   Beginning at a point in the northeasterly margin of Scholarship Drive, said point being the common corner of Lots 355 and 356; thence with the line between said lots northeastwardly 110.4 feet to a point; thence northwestwardly 141.5 feet to the southeasterly margin of Annex Avenue; thence with the southeasterly margin of said Annex Avenue, southwestwardly 86.9 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet, to the left 39.3 feet to the northeasterly margin of Scholarship Drive; thence with the northeasterly margin of said Scholarship Drive; southeastwardly 117.0 feet to the point of beginning.

5. The error in the legal description in the aforementioned Warranty Deed and Deed of Trust was an oversight and clerical in nature. The intent of the parties was to convey said property with the complete and correct legal description, as set out herein. The correct

legal description herein shall replace the legal description in the aforementioned Warranty Deed and Deed of Trust by reference hereto.

Further affiant saith not.

Rachel Conatser

RACHEL CONATSER, AFFIANT

STATE OF TENNESSEE }
COUNTY OF WILSON }

Sworn to and subscribed before me this 8th day of November, 2022.

My Commission expires:
3/8/23

Janel L Johnson
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, **RACHEL CONATSER**, 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 8th day of November, 2022.

My Commission expires:
3/8/23

Janel L Johnson
NOTARY PUBLIC

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY