Karen Johnson Davidson County
Batch# 944241 AFFIDAVIT
11/23/2022 08:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221123-0123878

After recording return to:
Solomon | Baggett, LLC
3763 Rogers Bridge Road
Duluth, GA 30097
Our File No. CMS.02081 (Steiner)

Please cross reference to:
Instrument No.: 20141110-0103663

STATE OF GEORGIA
COUNTY OF DEKALB

SCRIVENER'S AFFIDAVIT

BEFORE ME, the undersigned Notary Public, in and for said County and State, personally appeared the undersigned, William E. Curphey, III who, being by me first duly sworn, states as follows:

1. Affiant has personal knowledge of the facts set forth in this Affidavit.
2. Affiant is an attorney with the firm of Curphey & Badger, P.A..
3. On or about October 25, 2014, Affiant prepared a certain Quitclaim Deed, which was recorded on November 10, 2014, at Instrument No.: 20141110-0103663, in the Register's Office of Davidson County, Tennessee.
4. Due to an inadvertent clerical error, the Quitclaim Deed contains an error in the Legal Description.
5. The deed incorrectly references the legal description as "BEING LOT NO. **47** OF SECTION FIVE, HERMITAGE HILLS, AS OF RECORD IN PLAT **BOK 30**, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF. PROPERTY ADDRESS : 214 **DONNABROOK** DRIVE, HERMITAGE, TN 37076". [Emphasis added].
6. The correct legal description is " BEING LOT NO. **447** OF SECTION FIVE, HERMITAGE HILLS, AS OF RECORD IN PLAT **BOOK 3300**, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF. PROPERTY ADDRESS: 214 **BONNABROOK** DRIVE, HERMITAGE, TN. 37076". [Emphasis added].
7. This Scrivener's Affidavit is being recorded to correct the legal description contained in the aforementioned Quitclaim Deed.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal on this the 18th day of November, 2022.

By: _____

Print Name: William Curphey

STATE OF GEORGIA
COUNTY OF DEKALB

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William E. Curphey, III, of Curphey & Badger, P.A., with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be authorized to execute the foregoing Affidavit and whose name is subscribed to the foregoing Affidavit, and who acknowledges that he contents of said Affidavit are true and correct and that the Affidavit was executed for the purposes therein contained.

Witness my hand and official seal, this 18th day of November, 2022.

Notary Public
My Commission Expires: 3/8/25

JOANNE DERSTINE CURPHEY
Notary Public-State of Florida
Commission # HH 87061
My Commission Expires
March 8, 2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Robert J. Solomon, 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 November 18, 2022.

Signed this 18 day of November, 2022.

Robert J. Solomon, Attorney
Solomon | Baggett, LLC

STATE OF GEORGIA
COUNTY OF GWINNETT

Sworn to and subscribed before me this 18 day of November, 2022.

Notary Public
My Commission Expires: _____

