THIS INSTRUMENT PREPARED BY AND RETURN TO:
Manson Johnson Conner PLLC
1720 West End Avenue, STE 300
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 957641 AFFIDAVIT
01/04/2023 12:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230104-0000668

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

Comes now, Andre Johnson, who is over eighteen (18) years of age and whose address is 1720 West End Avenue, Suite 300, Nashville, Tennessee 37203, who states as follows:

1. On the 8th day of December 2021, a Quitclaim Deed was recorded as Instrument No. 20211208-0162872 in the Register's Office of Davidson County, Tennessee (the "Deed").

2. The Deed incorrectly included the property description as:

   Land in Davidson County, Tennessee, being Lot No. 13A on the Plan of the Re-Subdivision of Lot 13, Belle Forest Subdivision, as of record in Book 4060, Page 195, Register's Office for said County.

   Being the same property conveyed to Kenneth S. Phillips and wife Ernestine Phillips in Book 4413, Page 761 of record in the Register's Office for Davidson County, Tennessee.

   These properties are commonly known as 2009 Scott Avenue, Nashville, Tennessee 37206.

3. The Deed should have correctly included the property description as:

   Land in Davidson County, Tennessee, being Lot No. 13B on the Plan of the Re-Subdivision of Lot 13, Belle Forest Subdivision, as of record in Book 4060, Page 195, Register's Office for said County.

   Being the same property conveyed to Kenneth S. Phillips and wife Ernestine Phillips in Book 4413, Page 761 of record in the Register's Office for Davidson County, Tennessee.

   These properties are commonly known as 2009 Scott Avenue, Nashville, Tennessee 37206.

This Affidavit is made of my personal knowledge for the purpose of correcting the error above described. EFFECTIVE AS OF the 16th day of May 2022.

Affiant

OATH AND ACKNWLEDGMENT

On this 3rd day of January 2023, before me, a Notary Public, duly commissioned and qualified, personally appeared Andre Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing affidavit and who acknowledged that he executed the same as his free act and deed. He also made oath that he has read the foregoing affidavit and that the things and matters contained therein are true. The Affiant did further acknowledge that he executed the within described document for the purpose of correcting the scrivener's error therein described.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal on this the 3 day of January 2023.

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: May 7, 2024

Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 05/16/2022 .

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 01/4/23

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 01/04/2023
.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

