Karen Johnson Davidson County
Batch# 957944 AFFIDAVIT
01/05/2023 08:30:40 AM 1 pg
Fees: $12.00 Taxes: $0.00
20230105-0000787

This instrument prepared by:
Chan McCullough
905 Travelers Ct
Nashville, TN 37220

SCRIVENER'S AFFIDAVIT

Comes now Chan McCullough, after being duly sworn, and states that he is the preparer of the Quitclaim Deed from Araminta Williams Family Partnership to Araminta Williams dated May 24, 2022 recorded instrument #20220531062211, Register's Office Davidson County, Tennessee

Chan McCullough was also the preparer of the prior deed that conveyed the subject property to Araminta Williams Family Partnership; specifically, a Trustee's Deed from Chan McCullough, Trustee unto Araminta Williams Family Partnership dated February 23, 2009 recorded instrument #20090223-0015439, Register's Office Davidson County, Tennessee

Whereas by inadvertence and mutual mistake, both these deeds of conveyance had an incorrect legal description of property commonly known as 1500 14th Av N, Nashville, TN 37207, (map 81-16, parcel 36) incorrectly described as follows:

> Land in Davidson County, Tennessee, being the southerly 57 feet of Lot No. 55 on the Map of Cephas Woodard's subdivision of Lots Nos. 5 and 6 of the Woodard Plan, of record in Book 161, Page 174, Register's Office for said County. Said part of said Lot No. 55 fronts 57 feet on the easterly side of Epps Avenue and runs back between parallel lines 115 feet to an alley.

Instead, the legal description should have described the property as follows:

> Land in Davidson County, Tennessee, being the southerly 41 2/3 feet on Lot No. 226 on the plan of McGavock, Wetmore, & Others Second Addition, called the addition to the town of McGavock, as of record in Book 21, Page 41, Register's Office for said county
>
> Said part of Lot No. 226 fronts 41 2/3 feet on the easterly side of 14th Av N, formerly Alberta Av, and runs back between parallel lines with the northerly margin of Heiman St, 170 feet to an alley.

I, Chan McCullough, execute this affidavit for the purpose of correcting said land description on said Quitclaim Deed and said Trustee's Deed.

Chan McCullough

VINCENT LADSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 6, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Chan McCullough with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who executed this document for the purposes contained herein.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of November 2022.

Commission expires 03/06/2024 Notary Public