Karen Johnson Davidson County
Batch# 962433 AFFIDAVIT
01/19/2023 11:36:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230119-0004417

Prepared By / Please Return To:
Kevin A. Criswell, Esq.
Signature Title Services, LLC
1517 Hunt Club Blvd.
Gallatin, TN 37066
ST20-37066-3453

SCRIVENER'S AFFIDAVIT

(In Reference to Warranty Deed of record in Instrument No. 20201030-0127005, Register's Office for Davidson County, Tennessee)

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Comes Katie Smith, Affiant herein who, after being first duly sworn according to law, deposes and states upon the basis of her personal knowledge as follows:

1.) That I, Katie Smith am an employee of Signature Title Services, LLC ;

2.) That in the course of my employment, I caused to be prepared and recorded a certain Warranty Deed dated October 22, 2020, conveying certain real property bearing the street address of 41 Jones Cir., Old Hickory, TN 37138, from Hazel A. Sprague to Mary Cooper, the same being of record in Instrument No. 20201030-0127005, Register's Office for Davidson County, Tennessee.

3.) That the legal description in said Warranty Deed was insufficient in that it failed to note that it was only the portion of the numbered lot owned by the Grantor.

4.) That the grantor in said deed did not hold record title, nor have they ever held record title to any other portion of the numbered lot.

5.) That the full legal description, as it should have appeared therein is:

Land in Davidson County, Tennessee, being a portion of Lot No. 17 on the Map of River Vista, a plat of which is of record in Book 1424, page 118, Register's Office for Davidson County, Tennessee, and being further described as:

Beginning in the north margin of Jones Circle at the common corner of Lot No. 17 and 18; thence North 34 deg 28 min West 1170.6 feet to the center line of a drainage ditch which is the property line, thence with the center line of the ditch North 72 deg. 23 min. East 259 feet; North 32 deg. 44 min. East 137.2 feet; thence North 28 deg. 27 min East 165.4 feet; North 85 deg. 04 min. East 43.3 feet to the corner of Lot No. 16 and 17; thence with the line between said lots South 17 deg. 14 min. East 1313 feet to the north margin of Jones Circle thence with said Circle West 82 feet to the point of beginning.

6.) That said Warranty Deed is hereby corrected, as if the legal description contained therein had appeared correctly *ab initio*.

Katie Smith

Sworn to and subscribed before me this 18 day of January, 2023.

My Commission Expires: 11.17.24

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, within named, Katie Smith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 18 day of January, 2023.

My Commission Expires: 11.17.24

Notary Public

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/18/23 (date of document).

Jennifer Russell
Affiant Signature

1/19/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19th day of January, 2023

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

