Karen Johnson Davidson County
Batch# 973397 AFFIDAVIT
02/23/2023 09:45:36 AM 1 pg
Fees: $12.00 Taxes: $0.00
20230223-0012722

THIS INSTRUMENT PREPARED BY/RETURN TO:
Bankers Title & Escrow Corporation
3310 West End Avenue #540
Nashville, TN 37203

Scrivener's Affidavit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

(Reference to Warranty Deed of record in Instrument No. 20210909-0120632, Register's Office for Davidson County, Tennessee.)

I, Hillary Smith, Attorney at Bankers Title & Escrow Corporation, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. That Bankers Title & Escrow Corporation prepared and sent for recording a Warranty Deed executed by Jerry Don Kelley and Bonnye Jean Baucom, sole heirs at law of Lester N. Kelley, as Grantors, to Hidden Trail Properties, LLC, a Tennessee Limited Liability Company, as Grantee, of record in Instrument No. 20210909-0120632, Register's Office for Davidson County, Tennessee (hereinafter the "Warranty Deed").

2. Through inadvertence and due to scrivener's error, the legal description of said Warranty Deed mistakenly read, in part, "Land in Davidson County, Tennessee, being Lot No. 182 on the plan of Charlotte Park, Section II of record in Plat Book 1663, Page 22 and 23…"

3. The legal description of said Warranty Deed should have correctly read in part, and is: "Land in Davidson County, Tennessee, being Lot No. 182 on the plan of Charlotte Park, Section II of record in Plat Book 2663, Page 22 and 23…"

This is IMPROVED property known as **6309 Henry Ford Drive, Nashville, TN 37209.**

All other matters contained in the Warranty Deed remain the same.

FURTHER, Affiant saith not.

Hillary Smith, Attorney
Bankers Title & Escrow Corporation

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hillary Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Attorney of Bankers Title & Escrow Corporation, and that as such she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 22nd day of February, 2023.

Tracey Perry
NOTARY PUBLIC
My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to or subscribed before me this 22nd day of February, 2023.

Tracey Perry
NOTARY PUBLIC
My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON