THIS INSTRUMENT PREPARED BY:

Stones River Title Company, LLC
752 S. Church St.
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY RUTHERFORD

Karen Johnson Davidson County
Batch# 973448 AFFIDAVIT
02/23/2023 10:40:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230223-0012794

Scrivener's Error Affidavit

(Reference to Warranty Deed of record in Instrument No. 20161115-0120270, Register's Office for Davidson County, Tennessee, Grantees- Austin Thomas Burton, a married man and Grantors- Claude E. Wair)

I, Jack E. Gritton, II, on behalf of Stones River Title Company, LLC, being duly sworn according to law, do hereby made oath that the following statements are true to the best of my information, knowledge and belief:

1. That Stones River Title Company, LLC prepared the Warranty Deed of record in Instrument No. 20161115-0120270, Register's Office for Davidson County, Tennessee.
2. Through inadvertence, the legal description had typographical errors and an additional derivation clause was included in the legal description.
3. By this instrument, the legal description and derivation clause are corrected as follows:

A tract of land in the 12th, formerly 21st Civil District of Davidson County, Tennessee, being Lot No. 1 of Block II, on the Plan of Jack Burton's Subdivision, not of record, described according to a survey made by John M. Sullivan, County Surveyor, March and April, 1947, as follows:

Beginning at a point in the center line of Whites Creek Pike, a the northeast corner of Lot No. 2 on said survey; thence with the center of said Pike, north 36° 25' East 68.81 feet to a point; thence south 70° 54' west 235 feet to a point; thence south 36° 25' east 138.8 feet to the southwest corner of said Lot No. 2; thence with the line between Lot Nos. 1 and 2, north 53° 38' east to the beginning.

Being the same property conveyed to Claude E. Wair by Warranty Deed dated May 24, 1996 from William Stephen Roach, Administrator of the Estate of Edna Earl Hackett Vaughn of record in Book 10061, page 131, Register's Office of Davidson County, Tennessee.

FURTHER, Affiant saith not.

Stones River Title Company, LLC

BY: Jack E. Gritton, II
ITS: Chief Manager

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jack E. Gritton, II, with whom I am personally acquainted, and who acknowledged that he executed the with instrument for the purpose therein contained, and who further acknowledged that he is the Chief Manager of Stones River Title Company, LLC and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand and official seal this 23rd day of February, 2023.

NOTARY PUBLIC

SASHA KNOWLES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD

My Commission Expires: 7/20/25

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 2/23/23. (Date of Document)

Affiant Signature

Date: 2/23/23

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 23 day of February, 2023

Notary Public

My Commission Expires: 7/20[illegible]25

SASHA KNOWLES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD