Karen Johnson Davidson County
Batch# 973876 AFFIDAVIT
02/24/2023 09:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230224-0013088

This Instrument Prepared By:
Andrew J. Bellm
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150 Third Avenue South, Suite 1700
Nashville, TN 37201

SCRIVENER'S AFFIDAVIT

THIS SCRIVENER'S AFFIDAVIT (this "Affidavit") is executed effective as of the 23rd day of February, 2023 (the "Effective Date"), by Andrew J. Bellm (the "Affiant").

W I T N E S S E T H :

WHEREAS, by Quitclaim Deed of record as Instrument Number 20220517-0057069, Register's Office for Davidson County, Tennessee (the "Deed"), Carol Allen (the "Grantor"), conveyed the property located at 512 Rep John Lewis Way South, Nashville, Davidson County, Tennessee, and 514 Rep John Lewis Way South, Nashville, Davidson County, Tennessee (collectively, the "Property") to Angela Allen (the "Grantee"); and

WHEREAS, the Affiant was the preparer of the Deed; and

WHEREAS, by inadvertence and mistake, the Deed omitted the legal description and derivation clause for 514 Rep John Lewis Way South, Nashville, Davidson County, Tennessee.

NOW THEREFORE, the Affiant desires to correct the Deed so that the complete legal description and derivation clause shall read as follows:

TRACT 1

Land in Davidson County, Tennessee, being the southerly 37 feet more or less of Lot No. 29 on the Plan of Barrow Grove, of record in Book "S", pages 279 and 697, Register's Office for said County.

Said part of said lot fronts 37 feet more or less on the easterly side of 5th Avenue South and extends back between parallel lines 177 feet more or less to an alley.

This is improved property known as 512 5th Avenue South, Nashville, Davidson County, Tennessee.

Being the same property conveyed to Fred A. Allen from John T. Mullen by deed of record in Book 4104, page 651 in the Register's Office for Davidson County, Tennessee. Fred A. Allen having died intestate on August 31, 1982 and all right, title, and interest in the property vested by

intestacy in Dorothy K. Allen as to a one-third (1/3) undivided interest, Fred A. Allen III as to a one-third (1/3) undivided interest and John K. Allen as to a one-third (1/3) undivided interest. Dorothy K. Allen died intestate on April 21, 1990 and all of her right, title, and interest in the property having vested in Dorothy K. Allen's heirs-at-law, being namely Fred A. Allen, III as to a one-half (1/2) undivided interest and John K. Allen as to a one-half (1/2) undivided interest. Fred III died intestate on August 6, 2008 and all his right, title, and interest in and to his one-half (1/2) undivided interest in the property having vested in his heirs-at-law, Carol Allen as to a one-fourth (1/4) undivided interest and Angela Allen as to a one-fourth (1/4) undivided interest. The aforementioned succession being further described in affidavit of heirship of record in Instrument No. 20141119-0106677, Register's Office for Davidson County, TN. John K. Allen died intestate on August 12, 2021 and all his right, title, and interest in and to his one-half (1/2) undivided interest in the property vested in his sole heir-at-law, Angela Allen, such that the owners of the property being Angela Allen as to a three-fourth (3/4) interest and Carol Allen as to one-fourth (1/4) interest. The aforementioned succession being further described in affidavit of heirship of record in Instrument No. 20220120-0007720, Register's Office for Davidson County, Tennessee.

TRACT 2

Land in Davidson County, Tennessee, being the northerly 55 feet 8 inches of lot No. 30 on the Plan of Barrow Grove, as of record in Book "S", page 279, Register's Office for said County.

Said part of Lot No. 30 fronts 55 feet 8 inches on the easterly side of 5th Avenue South, formerly Summer Street, and runs back between parallel lines 176 feet to an alley.

This is improved property known as 514 5th Avenue South, Nashville, Davidson County, Tennessee.

Being the same property conveyed to Fred A. Allen from John T. Mullen by deed of record in Book 4104, page 648 in the Register's Office for Davidson County, Tennessee. Fred A. Allen having died intestate on August 31, 1982 and all right, title, and interest in the property vested by intestacy in Dorothy K. Allen as to a one-third (1/3) undivided interest, Fred A. Allen III as to a one-third (1/3) undivided interest and John K. Allen as to a one-third (1/3) undivided interest. Dorothy K. Allen died intestate on April 21, 1990 and all of her right, title, and interest in the property having vested in Dorothy K. Allen's heirs-at-law, being namely Fred A. Allen, III as to a one-half (1/2) undivided interest and John K. Allen as to a one-half (1/2) undivided interest. Fred III died intestate on August 6, 2008 and all his right, title, and interest in and to his one-half (1/2) undivided interest in the property having vested in his heirs-at-law, Carol Allen as to a one-fourth (1/4) undivided interest and Angela Allen as to a one-fourth (1/4) undivided interest. The aforementioned succession being further described in affidavit of heirship of record in Instrument No. 20141119-0106677, Register's Office for Davidson County, TN. John K. Allen died intestate on August 12, 2021 and all his right, title, and interest in and to his one-half (1/2) undivided interest in the property vested in his sole heir-at-law, Angela Allen, such that the owners of the property being Angela Allen as to a three-fourth (3/4) interest and Carol Allen as to one-fourth (1/4) interest. The aforementioned succession being further described in affidavit of heirship of record in Instrument No. 20220120-0007720, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Affiant has executed this Affidavit effective as of the Effective Date.

AFFIANT:

Andrew J. Bellm

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDREW J. BELLM**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of February, 2023.

Notary Public

My Commission Expires: 1-11-26

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

True Copy Certification

I, Andrew J. Bellm, Esq., 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 February 23, 2023.

Signature

Date: February 24, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, February 24, 2023.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

