Karen Johnson Davidson County
Batch# 976936 AFFIDAVIT
03/03/2023 02:37:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230303-0015458

Prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 Sixth Avenue North
Nashville, TN 37208

SCRIVENER'S AFFIDAVIT

(Correction of the property description contained in Quitclaim Deed of record in Instrument No. 20230217-0011682, of the Register's Office for Davidson County, Tennessee)

State of Tennessee

County of Davidson

Map/Parcel
103-10-0-071

Comes now the undersigned, an attorney with the law firm of Dodson Parker Behm & Capparella, P.C., whose address is 1310 6th Avenue North, Nashville, TN 37208, being first duly sworn, deposes and makes oath as follows:

1. Gary Kimball and Carroll Kimball, husband and wife, executed a Quitclaim Deed transferring real property and improvements to Gary Robert Kimball, III and Carroll Edwards Kimball, as the Co-Trustees of Kimball Tennessee Community Property Trust, and its successors, heirs and assigns. Said Quitclaim Deed is of record in Instrument No. 20230217-0011682, Register's Office for Davidson County, Tennessee.

2. The description contained in said Quitclaim Deed inadvertently and purely through scrivener's error contained an error in the property description. The scrivener inadvertently omitted a Declaration of Perpetual Easement of record in Instrument No. 20210128-0012830 that was included within the property description. The correct and intended description is as follows:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Hillwood Estates, Section One, of record in Book 1835, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Together with that certain Declaration of Perpetual Easement recorded in Instrument No. 20210128-0012830, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Gary Kimball and Carroll Kimball, husband and wife, by Warranty Deed from Doug Lawrence and Carolyn Lawrence, husband and wife, by Warranty Deed of record in Instrument No. 20210128-0012831, Register's Office for Davidson County, Tennessee.
>
> and is hereby substituted in its entirety for the description originally contained in the above-referenced instrument.

3. A form of the Quitclaim Deed as intended to be filed is attached.

4. The conveyance is also subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

Affiant further saith not.

Witness my hand this 3rd day of March, 2023.

Affiant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HARLAN DODSON**, the within Affiant, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence) who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of March, 2023.

NOTARY PUBLIC

My Commission Expires: _____

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires MAY 16, 2026