Instrument prepared by:

Advantage Title & Escrow

1321 Murfreesboro Pike, STE 823
Nashville, TN 37217
615-777-2011
#5015

Karen Johnson Davidson County
Batch# 979008 AFFIDAVIT
03/09/2023 01:01:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230309-0017086

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNT OF DAVIDSON

(Reference Warranty Deed of record in Instrument No. 20030305-0029219 Register's Office for DAVIDSON **County, Tennessee.)**

I, Victor Hazelwood, President, for Advantage Title and Escrow, Inc., 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 Advantage Title and Escrow, Inc.** prepared a certain Warranty Deed, which appears of record in **Instrument No. 20030305-0029219 Register's Office for** DAVIDSON **County, Tennessee.**

2. THAT WHEREAS, **by inadvertence and mistake, the hereinabove mentioned** Warranty Deed, **contained scrivener's errors in the GRANTORS as herein below described:**

Lloyd Thomas Owens

3. **NOW, THEREFORE**, for and in consideration of the desire to correct the scrivener's error hereinabove described, the GRANTORS is to read as follows:

Lloyd Thomas Owen

4. AND FURTHER, THAT WHEREAS **by inadvertence and mistake, the hereinabove mentioned** Warranty Deed, **contained scrivener's errors in the Legal Description as herein below described:**

Said Lot No. 469 fronts 78.82 feet on the Easterly margin of Qualynn Drive and runs back between lines, the Northerly line being 145.8 feet and the Southerly line being 137.6 feet to a line in the rear measuring 107.9 feet thereon.

5. **NOW, THEREFORE**, for and in consideration of the desire to correct the scrivener's error hereinabove described, the Legal Description is to read as follows:

Land in Davidson County, Tennessee, being Lot No. 469 on the Plan of Parkwood Estates, Section Three of record in Plat Book 3300, Page 31, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 469 fronts 78.82 feet on the Easterly margin of Qualynn Drive and runs back between lines, the Northerly line being 145.8 feet and the Southerly line being 137.6 feet to a line in the rear measuring 107.9 feet thereon.

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

FURTHER, Affiant saith not.

By: Victor Hazelwood, President
Advantage Title and Escrow, Inc.

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor Hazelwood with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the President of Advantage Title and Escrow, Inc., the within named bargainor, a Corporation, and that such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Advantage Title and Escrow, Inc., as President.

Witness my hand and official seal at Nashville, TN on this 2nd day of March 2023.

Notary Public, commission expires

