Karen Johnson Davidson County
Batch# 980841 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20230315-0018681

Box 14
31421-8
THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, TN 37204

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

COMES NOW, **Sherri D. Hollars**, hereinafter referred to as "Affiant", on this 14th day of March, 2023, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief.

1) That Attorneys Title Company, Inc., prepared a certain Warranty Deed dated December 6, 2018, and recorded on December 10, 2018, of record in Instrument No. 20181210-0120115, Register's Office for Davidson County, Tennessee, (the "Warranty Deed") wherein Albert Hill, aka Albert E. Hill, Jr., unmarried conveyed certain property to William Bettes; and

2) That said Warranty Deed, by scrivener's error, erroneously left out the second call in the metes and bounds legal description, and previously the same call had been left out of the last three conveyances in the chain of title prior to the Warranty Deed; and

3) That Affiant makes this Affidavit for the purpose of correcting the legal description on said Warranty Deed, and the legal description is hereby stricken, and the following is thereby substituted in lieu thereof:

All that certain parcel of land situated in the County of Davidson and State of Tennessee, being bounded and described as follows:

Beginning at a point on the South side of a lot at the southwesterly corner of the property conveyed to Ennis Hugh Carney, by deed from George W. Carney, Jr., and wife of record in Book 2021, Page 215, Register's Office for said County, said point also being South 75 degrees West 610 feet from the southwest corner of the property conveyed to Herschel Hardin and wife by deed from Ennis Hugh Carney, et al., of record in Book 2446, Page 361, said Register's Office; thence North 15 degrees west 281 feet to a stake; thence North 10 degrees East 340 feet; thence North 80 degrees East 198 feet; thence North 35 degrees East 60 feet to the Northwest corner of said property conveyed to Herschel Hardin and wife by deed from Ennis Hugh Carney, et al.; thence with Hardin's West line, South 35 degrees 30 minutes East 640 feet to a stake; Hardin's Southwest corner; thence South 75 degrees West 610 feet to the point of beginning.

AFFIANT further said not.

Sherri D. Hollars

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of March, 2023.

My Commission Expires: Nov. 2, 2026

Katherine Goodson
Notary Public



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 **Sherri D. Hollars** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of March, 2023.

My Commission Expires: Nov. 2, 2026

Katherine Goodson
Notary Public

