Karen Johnson Davidson County
Batch# 982378 AFFIDAVIT
03/20/2023 12:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230320-0019962

This Instrument Prepared By and Return to:
Carney Title, LLC
400 Overbeck Lane, Ste. 101
Nashville, TN 37204

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Loy Carney**, hereinafter referred to as Affiant, on this 20th 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 his knowledge, information and belief:

1. That Affiant is an employee of Carney Title, LLC.

2. That Affiant prepared a Quitclaim Deed of record in **Instrument No. 20220606-0064711, in the Register's Office for Davidson County, Tennessee** between **Central Coast Properties, LLC, a Tennessee Limited Liability Company**, as Grantor, and **29 North Hill Partners LP**, as Grantee.

3. Said Quitclaim Deed was recorded with an error in the legal description therein.

4. That the erroneous legal description in said Quitclaim Deed included reference to the Westerly 16 2/3 feet of Lot No. 13 on the Plan of John Trimbles Property of record in Plat Book 57, Page 53, in the Register's Office for Davidson County, Tennessee; however said Westerly 16 2/3 feet of Lot No. 13 had already been conveyed to **James Arthur Raymer and Kenya Raymer, husband and wife** by Warranty Deed from **Central Coast Properties, LLC, a Tennessee Limited Liability Company**, of record in **Instrument No. 20201231-0155260, in the Register's Office for Davidson County, Tennessee**.

5. That the correct legal description should read as follows:

   Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of John Trimbles Property of record in Plat Book 57, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

   Said Lot 12 fronts 50 feet, more or less, on the Southerly side of North Hill Street and runs back between parallel lines 130 feet, more or less, to an alley.

6. That Affiant makes this affidavit for the purpose of correcting the error as stated above by showing that it resulted from a scrivener's error and not the intentional act of the parties.

7. Further Affiant sayeth not.

Loy Carney, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

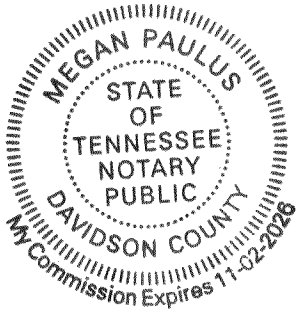
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Loy Carney, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of March, 2023.

Megan Paulus

Notary Public

My Commission Expires:



True Copy Certification

I, **Kaz Arbogast,** 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 this the 20th day of March, 2023.

Affiant Signature
Date 03/20/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

