Karen Johnson Davidson County
Batch# 984713 AFFIDAVIT
03/27/2023 09:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230327-0022007

This instrument prepared by:
Law Office of Andrew Gibson
19 Town Center Loop #4B
Santa Rosa Beach, FL 32459

Map/Parcel
16103007500

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF SHELBY

The undersigned, Andrew B. Gibson, Jr., ("Affiant") being duly sworn, deposes and makes oath as follows:

1.) I prepared a Quit Claim Deed from Andrew B. Gibson, Jr., Trustee for the Mary Ellen Gibson Hoover Trust to Mary Ellen Jackson, unmarried which was recorded in Instrument No. 20111222-0100186 in the Register's Office for Davidson County, Tennessee (the "Deed").

2.) The Deed conveyed certain real property located in Davidson County, Tennessee known as 537 Brewer Drive, Nashville, TN 37211, ("Property") however the legal description contained in the second paragraph of the Deed was incomplete, in that, it referenced the Lot and the Plan of record but did not include the Book and Page of the of the Plan of record.

3.) Therefore, in order to comply with the original intent to convey the Property, your Affiant hereby executes this Scrivener's Affidavit so as to accurately and completely describe the legal description of the Property conveyed to Mary Ellen Jackson. the Grantee of the Deed. and the second paragraph of the Deed is hereby corrected to read as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Brewer Heights, Section 1 of record in Book 4595, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

5.) There are no other changes to the Deed and this Scrivener's Affidavit is executed by Andrew B. Gibson, Jr. the preparer of the Deed, for the purpose of correcting the legal description contained in the Deed, and no further.

WITNESS, my hand this 9th day of March, 2023.

ANDREW B. GIBSON, JR., Affiant

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew B. Gibson, Jr., the within named Affiant, with whom I am personally acquainted (or proved 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 acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Memphis, Tennessee this 9TH day of March, 2023.

Brandi Nichole Pendergrast
NOTARY PUBLIC

My Commission Expires: 08/17/2025

BRANDI NICHOLE PENDERGRAST
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. AUG. 17, 2025

Certification of Recorded Documents

I, Karen Suggs, 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 March 24, 2023.

(AFFIANT) – Karen Suggs

03/24/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 24th day of March, 2023.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY