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Karen Johnson Davidson County
Batch# 993299 AFFIDAVIT
04/19/2023 08:17:07 AM 1 pg
Fees: $12.00 Taxes: $0.00
20230419-0028643

Property Address:
808 Broadmoor Drive
Nashville, TN 37216

SCRIVENER'S AFFIDAVIT

WHEREAS, on the 31st day of May, 2022, ESQUIRE TITLE and ESCROW, INC., prepared a Warranty Deed whereas James Stephen Gibson, an unmarried man conveyed real property to KLR Enterprises, LLC, a Limited Liability Company having been recorded on June 3, 2022 in Instrument No. 20220603-0064155, Register's Office for Davidson County, Tennessee, and

WHEREAS, by Scrivener's error a portion of the legal description was absent. The correct legal is as follows:

Land in Davidson County, Tennessee, being Lot No. 10, and the easterly 5 feet of Lot No. 9 and the southeasterly part of the westerly 45 feet of Lot No. 9, block "F" on the plan of Broadmoor Subdivision, as of record in Book 547, Pages 161 and 162, in the Register's Office of Davidson County, Tennessee.

Beginning in the south margin of Broadmoor Drive at the corner of Lots Nos. 10 and 11; thence west along said Drive, 55 feet; thence South along the line parallel to the line between Lots Nos. 9 and 10 and 5 feet west thereof, 100 feet to a point; thence west 12 feet to a point; thence north 50 feet to a point which is 33 feet east of the southwest corner of Lot No. 9, Block "F"; thence east along the rear line of Lots Nos. 9 and 10, 67 feet to the southeast corner of Lot No. 10; thence north along the line between Lots Nos. 10 and 11, 150 feet to the point of beginning.

Being the same property conveyed to KLR Enterprises, LLC, a Tennessee limited liability company by deed dated May 31, 2022 from James Stephen Gibson, an unmarried man of record in Instrument No. 20220603-0064155, Register's Office for Davidson County, Tennessee.

NOW, therefore this Affidavit is being executed for the express purpose of acknowledging and correcting the Scrivener's error and therefore integrating the portion of the legal that was absent from the original Warranty Deed recorded on May 31, 2022 and the above legal description should be inserted as if recorded verbatim therein upon original execution.

Signed this **14th** day of **April, 2023.**

Esquire Title and Escrow, Inc.

BY: _____
I. Dyke Tatum, President

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **I. Dyke Tatum** with whom I am personally acquainted, and who, upon oath, acknowledged **himself** to be **President of Esquire Title and Escrow, Inc.** the within named bargainor, and that **he** as such **President**, being authorized to do so, executed the foregoing instrument for the purpose therein contained, and that **he** executed the same as **his** free act and deed.

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

_____
Theresa L. Smith Notary Public

My Commission Expires: 9/7/2026

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Prepared By:
ESQUIRE TITLE & ESCROW, INC.
30 BURTON HILLS BLVD. STE. 200
NASHVILLE, TN 37215