This Instrument Prepared By and Return To
Four Star Title, LLC
2500 N Mt Juliet Road,
Mt Juliet, TN 37122

File: 17-0187

Karen Johnson Davidson County
Batch# 996323 **AFFIDAVIT**
04/26/2023 10 33 45 AM 1 pg
Fees: $12 00 Taxes $0 00
20230426-0030581

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILSON

Comes now, Tonya Thomas, who states the following

On June 9, 2017, Four Star Title, LLC prepared a Warranty Deed, whereas Reid A Garrett and Patricia Garrett, conveyed property to Richard Gershman and Candace Jinnette-Gershman, husband and wife Said Warranty Deed was recorded on June 13, 2017 as Instrument Number 20170613-0058992, Register's Office for Davidson County, Tennessee, with an incorrect portion of the legal description.

This Scrivener's Affidavit is to correct the unintentional errors The legal description of the tract or parcel of the real property intended to be conveyed, should have been recited as:

> Land in Davidson County, Tennessee and being all of Lot No 229, on the Plan of Hillwood Estates, Section 10, according to plat and survey of same appearing of record in Book 233, Pages 95 and 96, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot. Said Lot No. **229** fronts 150 feet on the easterly side of Greeley Drive and extends back 298 5 feet on the northerly line and 299 8 feet on the southerly line in the rear, measuring 150 feet therein.

Property Address: 772 Greeley Drive, Nashville, TN 37205
Map/Parcel: 102-16-43 00

Any and all terms of the Warranty Deed and Deed of Trust, as recorded, not specifically changed, are intended and shall continue to remain in full force and effect

Tonya Thomas
Four Star Title, LLC

OATH AND ACKNOWLEDGMENT

Before me, the undersigned Notary, in and for said County and State, personally appeared the within named Tonya Thomas, who has read the foregoing Scrivener's Affidavit and agrees that the statements are true and accurate

WITNESS my hand and Official Seal this 19th day of April, 2023

NOTARY

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**Maximum principal indebtedness for Tennessee Tax Purpose is $0 00.