Karen Johnson Davidson County
Batch# 1001519 AFFIDAVIT
05/10/2023 09:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230510-0034728

This Instrument Prepared By:
Freeman & Bracey, PLC
Russell E. Freeman
885 Conference Drive, Ste 500,
Goodlettsville, Tennessee 37072

Address New Owner(s)	Send Tax Bills To:	Map-Parcel
Kelvin Fitzgerald Bryant 400 Westinghouse Rd. #5917 Georgetown, Texas 78626	Same as New Owner	P/O Map 50-10 Parcel 56

AFFIDAVIT OF SCRIVENER'S ERROR

WHEREAS, this affidavit is executed to correct the Lot No. of the of the real property described in the Quit Claim Deed of record in Instrument No. 20230313-0017955, of record in the Register's Office for Davidson County , Tennessee; and

WHEREAS, through inadvertence and due to scrivener's error the preparer of the above-referenced Quit Claim Deed failed to correctly identify the Lot No. In the deed description of the described real property; and

NOW THEREFORE, I, Russell E. Freeman, Preparer of the original Quit Claim Deed, wherein Reginald Tyrone Bryant, Anthony Dewayne Bryant, Alfred Lorenzo Bryant, Ray Donald Bryant, Terrance Hugh Bryant, and Heaven Ackerson, by these presents did quitclaim and convey unto Kelvin Fitzgerald Bryant, a married person, the described real property in said Quitclaim Deed to Kelvin Fitzgerald Bryant, Grantee, does attest and affirm that the correct Lot No. of the of the real property described in the Quitclaim Deed of record in Instrument No. 20230313-0017955 is 28-B Chesapeake Homes Sec1 Zone Lot Div. Pand the description should read as follows:

LAND in Davidson County, Tennessee, being Lot No. 283 Zone Lot Division of Lot 28-B, Chesapeake Homes Sec 1 Zone Lot Div., as of record in Book 6250, Page 815, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Gerald D. Fridrich and Steve G. Fridrich by deed from Claridge Builders, Inc. as of record in Book 6547, Page 882, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Gwendolyn Bryant and Allen Adkerson by deed from Chesapeake & Associates as of record in Book 6989, Page 735, Register's Office

for Davidson County, Tennessee. The said Gwendolyn Bryant died intestate, a resident of Davidson County, Tennessee on or about August 4, 2013. See Affidavit of Heirship of record in Instrument No. 202303130017954, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 10 day of May, 2023.

Russell E. Freeman
885 Conference Drive, Ste 500,
Goodlettsville, Tennessee 37072

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 **Russell E. Freeman**, with whom I am personally acquainted (or proved upon 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 at Goodlettsville, Tennessee, on this the 10th day of May, 2023.

NOTARY PUBLIC

My Commission Expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **May 10, 2023** [DATE].

AFFIANT SIGNATURE

May 10, 2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **10th** day of **May**, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

