Karen Johnson Davidson County
Batch# 1005529 AFFIDAVIT
05/19/2023 10 49 10 AM 2 pgs
Fees $12 00 Taxes $0 00
20230519-0037724

THIS INSTRUMENT PREPARED BY:
KEVIN D MONTGOMERY, ATTORNEY
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

SCRIVENER'S AFFIDAVIT

Comes now Kevin D Montgomery, who is over the age of eighteen (18) years of age and whose address is 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215 and who would state as follows:

Affiant prepared a quitclaim deed which was executed by Hazel Dean Brown and recorded in Instrument No. 20220914-0102420, Register's Office for Davidson County, Tennessee in which she conveyed her interest in her personal residence located at 5650 Valley View Road, Brentwood, Tennessee to Hazel Dean Brown, Donna Ford, and Judy Diane Boehm, Co-Trustees of The Hazel Dean Brown Living Trust U/A/D August 24, 2022 The legal description contained in said deed was as follows

Tract 1

Land in Davidson County, Tennessee, being parts of Lots Nos 40 and 41 on the Plan of Brentwood Gardens, of record in Book 1130, Page 16, Register's Office for Davidson County, Tennessee

Tract 2

Land in Davidson County, Tennessee, being part of Lot No 40 on the Plan of Brentwood Gardens, of record in Book 1130, Page 16, Register's Office for said County

The Grantor did not intend to include Tract 2 in the legal description in said deed as that real property had previously been conveyed to Kenneth Ray Ford and wife, Donna J Ford by warranty deed of record in Book 9673, page 492, said register's office

This error was unintentional and was a scrivener's error Affiant's part. The correct legal description should have only included Tract 1

This Affidavit is made to clarify what was intended by Hazel Dean Brown and to correct any defect by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties

This Affidavit is made of my personal knowledge to correct the error above described

FURTHER, the Affiant sayeth not

Kevin D Montgomery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the within named Kevin D Montgomery who made oath that he has read the foregoing Affidavit and the things and matters therein contained therein are true The affiant did further acknowledged that he executed the within described document for the purpose of correcting the scrivener's error herein described.

WITNESS my hand and official seal this 18th day of May, 2023

Notary Public

My Commission Expires 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON