**Scrivener's Error Corrective Affidavit to Correct Clerical Error in Deed**

CORRECTIVE AFFIDAVIT TO GIVE NOTICE OF TYPOGRAPHICAL ERROR MADE IN AN INSTRUMENT AS ORIGINALLY RECORDED IN THE RECORDS OFFICE OF THE DAVIDSON COUNTY TENNESSEE.

INSTRUMENT #: 20230530-0040685

NAMES OF ALL PARTIES TO THE ORIGINAL INSTRUMENT:

Grantor(s): Stephen Y. Duncan, as Executor for the estate of Mrs. Teela Comstock Stephens.

Grantee(s): Stan Kubacki and Norma Kubacki, a married couple.

Karen Johnson Davidson County
Batch# 1012130 AFFIDAVIT
06/06/2023 03:25:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230606-0043031

State of Tennessee

County of Davidson

I, the undersigned, hereby certify that the following errors appear in the above name recorded instrument.

DESCRIPTION OF ERROR:

Exhibit A in the originally filed Executor Deed contained the legal description of the property, and read as follows:

> Land situated and lying in the 4th Civil District of Davidson County, Tennessee, the same being three separate tracts described according to the unrecorded survey of Carroll Dean Carman, Tennessee Registered Land Surveyor Number 910, dated March 22, 1993, as follows:
>
> Beginning at an iron pint in the westerly right-of-way of Granny Wright Lane, said point being the southeasterly corner of the Tract herein described and also being the northeasterly corner of Tract No. 1 (James W. Miller) of said lands; thence with the northerly line of the said Tract No. 1, North 79 degrees 59 minutes 07 seconds West 899.49 feet to an iron pin in the common line with the U.S. Corps of Engineers; thence with the U.S. Corps of Engineer's line North 25 degrees 24 minutes 11 seconds East 61.68 feet to an iron pin; thence continuing with the Corps of Engineers' line North 25 degrees 24 minutes 11 seconds East 61.68 feet to an iron pin; thence continuing with the Corps of Engineers, North 26 degrees 31 minutes 26 seconds West 438.74 feet to an iron pin at the northeasterly corner to this Tract, said point also being the southeasterly corner of Tract No. 3 (Norma J. Kubacki) of said land; thence with the southerly line of the said Tract No. 3, South 82 degrees 58 minutes 38 seconds East 1,120.35 feet to an iron pin in the westerly right-of-way of Granny Write Lane, said point being the northeasterly corner of the Tract herein described and also being the southeasterly corner of Tract No. 3 of said lands; thence

with the said road right-of-way South 6 degrees 54 minutes 39 seconds West 471.14 feet to the point of beginning, and containing 10.068 acres, more or less.

Being the same property conveyed to Teela C. Stephens, unmarried, by deed from Romney Shick Hill and spouse, Timothy A. Hill, recorded in Book 10035, Page 869, Register's Office for Davidson County, Tennessee.

The correct Exhibit A language should read as follow:

Land situated and lying in the 4th Civil District of Davidson County, Tennessee, the same being three separate tracts described according to the unrecorded survey of Carroll Dean Carman, Tennessee Registered Land Surveyor Number 910, dated March 22, 1993, as follows:

Beginning at an iron pint in the westerly right-of-way of Granny Wright Lane, said point being the southeasterly corner of the Tract herein described and also being the northeasterly corner of Tract No. 1 (James W. Miller) of said lands; thence with the northerly line of the said Tract No. 1, North 79 degrees 59 minutes 07 seconds West 899.49 feet to an iron pin in the common line with the U.S. Corps of Engineers; thence with the U.S. Corps of Engineer's line North 25 degrees 24 minutes 11 seconds East 61.68 feet to an iron pin; thence continuing with the Corps of Engineers' line North 25 degrees 24 minutes 11 seconds East 61.68 feet to an iron pin; thence continuing with the Corps of Engineers, North 26 degrees 31 minutes 26 seconds West 438.74 feet to an iron pin at the northeasterly corner to this Tract, said point also being the southeasterly corner of Tract No. 3 (Norma J. Kubacki) of said land; thence with the southerly line of the said Tract No. 3, South 82 degrees 58 minutes 38 seconds East 1,120.35 feet to an iron pin in the westerly right-of-way of Granny Write Lane, said point being the northeasterly corner of the Tract herein described and also being the southeasterly corner of Tract No. 3 of said lands; thence with the said road right-of-way South 6 degrees 54 minutes 39 seconds West 471.14 feet to the point of beginning, and containing 10.068 acres, more or less.

Included in the above description but specifically excluded herein is that portion conveyed to Timothy A. Hill and wife, Romney Hill by Quitclaim deed of record in Book 11235, Page 341, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Being a tract or parcel of land lung in Davidson County, Tennessee and being the Southerly portion of the Romney Shick and Timothy A. Hill Property shown as Parcel 96 on Tax Map 123 for Davison County and described as follows:

Beginning at a rock with "X" mark in the west R.O.W. of Granny White Lane and being the Southeast corner of the herein described property; thence leaving the R.O.W. North 79 deg 50 min. 37 sec. West, 899.04 feet to an iron rod in the U.S.A. property line; thence with said U.S.A. property North 25 deg. 25 min. 22 sec. East, 61.67 feet to an T-Bar marker; thence North 26 deg. 32 min. 57 sec. West, 188.35 feet to an iron rod; thence leaving U.S.A property and severing said property South 82 deg. 59 min. 57 sec. East

981.99 feet to an iron rod in the West R.O.W. of said Lane; thence with said R.O.W. South 6 deg. 54 min. 39 sec. West, 262.61 feet to the point of beginning and containing 5.03 acres. According to a survey made by E.P. Hall, TN R.L.S. #838, 6015 Benders Ferry Road, Mt. Juliet, TN 37122, dated February 27, 1996.

Being a portion of the same property conveyed to Teela C. Stephens, unmarried, by Warranty deed from Romney Shick Hill and spouse, Timothy A. Hill of record in Book 10035, Page 869, Register's Office for Davidson County, Tennessee, dated April 30, 1996 and recorded on May 02, 1996.

*Matthew Mullins, Affiant*

SWORN to and subscribed before me, this the 5th day of June 2023.

NOTARY PUBLIC

My Commission Expires:

2/9/2025

KEELY MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires Feb. 9, 2025

Prepared by:
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