Karen Johnson Davidson County
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20230622-0047586

Prepared by
Ivey Title, LLC
104 Woodmont Boulevard, Ste 100
Nashville, Tennessee 37205

AFFIDAVIT OF SCRIVENER'S ERROR

WHEREAS, by Warranty Deed of record as Inst. No. 20141209-0112472 in the Register's Office for Davidson County, Tennessee, Barclay R. Owens, unmarried, conveyed property to Stanley Jay Sheppard and Karen Louise Sheppard, husband and wife; and

WHEREAS, the legal description showed recording information for the Plan of Riverwalk, Phase 1A, Section 1 and Phase 1B Section 1 as Inst No. 2011026-00117231, rather than Inst No. 20011026-00117231 which is correct, due to a scrivener's error; and

WHEREAS, the undersigned Christy W. Ivey is an attorney licensed to practice law in the State of Tennessee, under whose supervision the deed was prepared;

NOW THEREFORE, the undersigned Christy W. Ivey does hereby certify that this discrepancy occurred as the result of a scrivener's error and that the first paragraph of the legal description is as follows

Land in Davidson County, Tennessee, being Lot No 94 on the Plan of Riverwalk, Phase 1A Section 1 Phase 1B Section 1 of record in Inst. No. 20011026-00117231, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

SAID Warranty Deed of record as Inst. No. 20141209-0112472 in the Register's Office for Davidson County, Tennessee is hereby amended to include said information.

WITNESS my hand this the 21st day of June, 2023.

Christy W. Ivey

State of Tennessee
County of Davidson

On June 21, 2023, before me the undersigned authority, personally appeared Christy W. Ivey to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

DEBRA LEIST · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY
My Commission Expires 03-09-2027

Notary Public

My Commission Expires