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

File: 22-4284

Karen Johnson Davidson County
Batch# 1035745 **AFFIDAVIT**
08/08/2023 10 27 43 AM 2 pgs
Fees $12.00 Taxes $0 00
20230808-0061338

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Kirk Hunnicutt, who states the following:

On January 7, 2022, Four Star Title, LLC prepared a Warranty Deed, First Baptist Church of Old Hickory, conveyed property to Second Missionary Baptist Church. Said Warranty Deed was recorded on January 14, 2022 in Instrument 20220114-0005929, Register's Office for Davidson County, Tennessee, with an incorrect 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

1100 Hadley Avenue:
BEING the Fire Hall Lot on the Plan of the Village of Old Hickory, Section C, of record in Plat Book 1424, Page 66, and described as follows·
STARTING with an iron pin at the southwest corner of the intersection of Hadley Avenue and 11th Street and running thence the following courses and distances.

1 South 0 degrees 47 minutes west along the westerly margin of Hadley Avenue 64 0 feet to an iron pin in the northerly margin of the First Baptist Church Property, thence,
2. South 88 degrees 34 minutes west along the northerly margin of said church property 70.2 feet to an iron pin, thence,
3. North 0 degrees 47 minutes east along said church property 2 0 feet to an iron pin; thence,
4 South 88 degrees 34 minutes west along the northerly margin of said church property 95.0 feet to an iron pin located in the easterly margin of Dodson Street, thence,
5. North 0 degrees 47minutes east along the easterly margin of Dodson Street 61.5 feet to an iron pin located in the southeast corner of the intersection of Dodson Street and 11th Street; thence,
6 South 89 degrees 07 minutes east along the southerly margin of 11th Street 165.0 feet to an iron pin and the point of beginning, containing 0.24 acres, more or less

Being the same property conveyed to John D Kelley, Casto Sparks, Fried Miller, Dewey H Bouchillon, Jr , and Buddy Hughes, Trustees of and for the First Baptist Church of Old Hickory, Tennessee, from the Old Hickory Utility District of Davidson County, Tennessee, of record in Book 7237, Page 216 dated May 7, 1987, said Register's Office

1106 Hadley Avenue:
Land lying in the Fourth Civil District of Davidson County, Tennessee, more particularly described as follows:
STARTING with a cross on concrete pavement at the intersection of the center-lines of Hadley Avenue and an unnamed street, thence North 0 degrees 47' East 21 feet to a point; thence North 88" 56' West 22.5 feet to a spike driven in asphalt surface, said spike being in the westerly margin of Hadley Avenue and being the southeast corner of the property, and the point of beginning and running thence the following courses and distances:
1 North 88 degrees-56' West 165.2 feet to an iron pin, thence
2 North 0 degress-47' East 130 feet to an iron pin, thence
3. North 88 degrees-34' East 95 feet to an iron pin; thence
4 South 0 degrees-7' West 2 feet to an iron pin; thence
5 North 88 degrees-34' East 70.2 feet to an iron pin, said pin being in the westerly margin of Hadley Avenue, thence
6. South 0 degrees 47' West 128.2 fees to a spike, and the point of beginning, containing 0.491 acres' more or less.

Being the same property conveyed to First Baptist church of Old Hickory, a Tennessee Corporation, by Warranty Deed from C.R. Stinson, W P Boatman, J H. Bryson, Fred V. Miller, and Frank H. Kyle, Trustees, First Baptist Church of Old Hickory, Tennessee, of record in Book 4240, Page 104, dated May 22, 1968, said Register's Office.

Property Address· 1100 and 1106 Hadley Avenue, Nashville, Tennessee 37138.
Map/Parcel 044-15-0-307 00

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

Kirk Hunnicutt, Licensed Title Agent
Four Star Title, LLC

OATH AND ACKNOWLEDGMENT

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

WITNESS my hand and Official Seal this 7th day of August, 2023.

NOTARY

My Commission Expires 10-26-25

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

