Karen Johnson Davidson County
Batch# 1058332 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
20231005-0078615

Prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214
615-889-8306

AFFIDAVIT OF SCRIVENER'S ERROR

in

Warranty Deed and Deed of Trust

STATE OF Tennessee
COUNTY OF Davidson

Comes now, Holly A. Mason, a principal, or employee, of Providence Title, LLC, and avers as follows:

1) That the document containing the error is the Warranty Deed and Deed of Trust of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20230710-0052619 and 20230710-0052620.

2) That the Grantor(s) in said document was Edwellene Lavera Ayers, William U. Farrell, Jr., Scott Farrell, Robin Farrell, and CHirelle Yvette Lakine on the Warranty Deed, and Demarcus L. Capehart on the Deed of Trust.

3) That the Grantee(s) in said document was Demarcus L. Capehart on the Warranty Deed and Navy Federal Credit Union on the Deed of Trust.

4) That the date of execution of said document was July 7, 2023.

The real property affected by the said document is municipally known as 4349 Enchanted Circle located in the city/town of Nashville, Davidosn County, Tennessee and is more particularly described to wit:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Enchanted Hills, Section III, as of record in Book 4697, Page 540, in the Register's Office for said County. Said Lot No. 132 fronts 130.00 feet on the westerly margin of Enchanted Circle and runs back between lines, the northerly line being 357.9 feet and the southerly line, a broken line being 361.65 feet to a line in the rear measuring 144.00 feet thereon.

Being the same property conveyed to William Ulysses Farrell, 1/2 right, title and interest, Edwellene Lavera Ayers, 1/4 right, title and interest and Chirelle Yvette Jefferson, 1/4 right title and interest, by virtue of that certain Quit Claim Deed dated January 9, 1997, and being of record at Book 10349, Page 440 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to James E. Ferrell and wife, Lena Pearl Ferrell by virtue of Deed dated March 19, 1973 at Book 4697, Page 540 in the said Register's Office.

TRACT II:

A tract of land in the First Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 71 on Tax Map 58-14, and being more particularly described as follows:

With the westerly line of Lot No. 132 with a curve to the left (radius 5,669.6 feet) southeastwardly a distance of 144.00 feet to an iron pin set and having a chord bearing and distance of S1 degrees, 47'57"E, 144.00 feet; thence, S 53 degrees, 13'21"W, 72.94 feet to an iron pin set in the center of Parcel 71; thence, with the center of Parcel 71 with a curve to the right (radius 5,729.6 feet) northwestwardly a distance of 191.59 feet to an iron pin set and having a chord bearing and distance of N1 degrees, 50'44"W, 191.583 feet; thence, with an extension of the common line between Lots 132 and 133, S86 degrees 17'41"E, 60.20 feet to the point of beginning and containing 10,100 square feet.

Being the same property conveyed to William Ulysses Farrell, 1/2 right, title and interest, Edwellene Lavera Ayers, 1/4 right, title and interest and Chirelle Yvette Jefferson, 1/4

right title and interest, by virtue of that certain Quit Claim Deed dated January 9, 1997, and being of record at Book 10349, Page 442 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Lena P. Farrell by virtue of Warranty Deed dated June 27, 1996 at Book 10282, Page 665 in the said Register's Office.

For information purposes only: 4349 Enchanted Circle, Nashville, TN, 37218

5) That due to scrivener's error or oversight, said document was recorded with the following error: decimal point omitted from legal description (36165 feet)

6) That the above mentioned error is corrected to read as follows, instead:

"... line, a broken line being 361.65 feet to a line in the rear..."

8) That this Affidavit is made of the undersigned's own personal and factual knowledge and is intended to correct the above-described error.

EXECUTED on the 5 day of October, 2023.

Holly A. Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 5 day of **October, 2023**, before me, the undersigned officer, personally appeared **Holly A. Mason** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 10/5/23.

Affiant Signature

10/5/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of October, 2023.

Notary's Signature

(Notary Seal)

My Commission Expires: 05-09-26

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON