Karen Johnson Davidson County
Batch# 1073180 AFFIDAVIT
11/17/2023 12:14:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231117-0089781

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF Tennessee
COUNTY OF Rutherford

Carla R. Dillard (Affiant), of lawful age, first being duly sworn, upon my oath, deposes and says:

1. That I am an employee of Southeast Title of Murfreesboro, LLC;

2. I have personal knowledge of the facts and mattes stated herein.

3 That the following instrument, through inadvertence, mistake, and error, contains a scrivener's error regarding THE RECORDED LEGAL DESCRIPTION

Instrument:	WARRANTY DEED
Borrower:	Leroy Wolford
Date of Instrument:	8-21-23
Recorded in Instrument #:	20230828-0066874
Date Recorded:	8-28-23

4. This Affidavit is being filed for record in the County of DAVIDSON, State of Tennessee, for the purpose of correcting THE RECORDED LEGAL DESCRIPTION contained within the aforementioned instrument.

5. The incorrect recorded language read as follows:

Parcel 1:

Land in Davidson County, Tennessee, being part of Lot No. 20 on the Map of C. C. Vernon Farm of record in Book 161, Page 164, in the Register's Office for said County, being Lot No. 6 on the Plan of West Nashville Realty Company's Subdivision of the J. W. Dotson Estate, not of record, described according to a Survey made by Z. J. Wilkinson, Surveyor May 02, 1946

Said Lot No. 6 fronts 60 feet on the westerly margin of Orlando Avenue and runs back 158.0 feet on the northerly line and 147.5 feet on the southerly line to a line on the rear measuring 63.4 feet thereon.

Situate in the City of Nashville, the 24th council district of Davison County and the State of Tennessee and being part of Part of Lot 20 of C.C. Vernon Farm Plat, as recorded in Plat Book 161, Page 194, in the name of Ida A Oudomsouk, as recorded in DB-20200921-0108039 and being more particularly described as follows:

Beginning on the southwest corner of Lot 1 of the Lot 1 of the Re-Subdivision of part of lot 20 of CC Vernon Farm Plat as recorded in Book 5190, Page 147, in the name of Lynwood Partners., as recorded in DB-20030925-0142306, also being on the westerly Right-of-Way of Orlando Avenue;

Thence along easterly line of aforementioned Ida A Oudomsouk lands, and westerly Right-of-Way of Orlando Avenue, **South 10°07'07" East,** a distance of **20.79 feet** to the **True Point of Beginning;**

Thence along a line through the said Oudomsouk lands the following 3 (three) courses:

1) **South 73°45'16" West,** a distance of **64.86 feet** to a point;
2) **South 16°14'44" East,** a distance of **35.97 feet** to a point;
3) **South 12°56'25" East,** a distance of **9.41 feet** to a point on the northerly line Part of Lot 20 of C.C. Vernon Farm Plat, in the name of Holly & Paul Gray, as recorded in DB-20200921-0108039;

Thence along the northerly line of said Gray lands, **North 77°58'42" East,** a distance of **13.58 feet** to a point.

Thence along a line through the said Oudomsouk lands the following 3 (three) courses:

1) **North 15°48'17" East,** a distance of **27.25 feet** to a point;
2) **North 38°58'39" East,** a distance of **17.73 feet** to a point;
3) **North 73°21'32" East,** a distance of **25.63 feet** to a point on the aforementioned westerly Right-of-Way of Orlando Avenue;

Thence along the said westerly Right-of-Way of Orlando Avenue, **North 10°07'07" West,** a distance of **11.87 feet** to the **True Point of Beginning**

Containing – 0.0337 Acres (1,468 sqft) of land and being subject to all other easements, encumbrances, rights, reservations or matter of title that may affect the subject parcel.

North and Bearing System based upon the south line of Lot 1 of the Re-Subdivision of part of lot 20 of CC Vernon Farm Plat as recorded in Book 5190, Page 147, and a field survey conducted by B A Land Professionals, LLC. on December 10, 2018.

This survey and description was prepared by or under the direct supervision of Donovan P. Benson, Tennessee RLS #3046.

6. *The correct legal description should read as follows:*

Situate in the City of Nashville, the 24th council district of Davison County and the State of Tennessee and being part of Part of Lot 20 of C.C. Vernon Farm Plat, in the name of Holly & Paul Gray, as recorded in DB-20200921-0108039 and being more particularly described as follows:
Beginning on the southwest corner of Lot 1 of the Re-Subdivision of part of lot 20 of CC Vernon Farm Plat as recorded in Book 5190, Page 147, in the name of Lynwood Partners., as recorded in DB-20030925-0142306, and the northwest corner of Part of Lot 20 of C.C. Vernon Farm Plat, as recorded in Plat Book 161, Page 194, in the name of Ida A Oudomsouk, as recorded in DB-20200921-0108039, and also being on the westerly Right-of-Way of Orlando Avenue;
Thence along easterly line of said Ida A Oudomsouk lands, and in part along the easterly line of a 0.2029 Acre part of Part of Lot 20 of C.C. Vernon Farm Plat, in the name of Holly & Paul Gray, as recorded in DB-20200921-0108039, and also the westerly Right-of-Way of Orlando Avenue, South 10°07'07" East, a distance of 130.00 feet to the True Point of Beginning;
Thence continuing along the westerly Right-of-Way of Orlando Avenue, South 10°07'07" East, a distance of 60.00 feet to a point on the northeast corner of part of Part of Lot 20 of C.C. Vernon Farm Plat, in the name of Kathleen Dolan Murphy, as recorded in DB-20200921-0108039;
Thence along the northerly line of the said Murphy lands, South 80°42'35" West, a distance of 145.35 feet to a point on the southeasterly corner of Part of Lot 20 of C.C. Vernon Farm Plat, in the name of Jeon Investment Inc., as recorded in DC-20150409-0031087;
Thence along said Jeon Investment Inc. lands, North 21°26'09" West, a distance of 64.16 feet to a point at the southwest corner of the aforementioned 0.2029 Acre lands of Holly & Paul Gray;
Thence along southerly line of said 0.2029 Acre lands of Holly & Paul Gray, North 81°41'56" East, a distance of 158.00 feet to the True Point of Beginning

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Containing – 0.2134 Acres (9,296 sqft) of land and being subject to all other easements, encumbrances, rights, reservations or matter of title that may affect the subject parcel. North and Bearing System based upon the south line of Lot 1 of the Re-Subdivision of part of lot 20 of CC Vernon Farm Plat as recorded in Book 5190, Page 147, and a field survey conducted by B A Land Professionals, LLC. On December 10, 2018.
This legal description was prepared by or under the direct supervision of Donovan P. Benson, Tennessee RLS #3046.

EASEMENT "A"
Containing – 0.0337 Acres
Situate in the City of Nashville, the 24th council district of Davison County and the State of Tennessee and being part of Part of Lot 20 of C.C. Vernon Farm Plat, as recorded in Plat Book 161, Page 194, in the name of Ida A Oudomsouk, as recorded in DB-20200921-0108039 and being more particularly described as follows :Beginning on the southwest corner of Lot 1 of the Lot 1 of the Re-Subdivision of part of lot 20 of CC Vernon Farm Plat as recorded in Book 5190, Page 147, in the name of Lynwood Partners., as recorded in DB-20030925-0142306, also being on the westerly Right-of-Way of Orlando Avenue;
Thence along easterly line of aforementioned Ida A Oudomsouk lands, and westerly Right-of-Way of Orlando Avenue, South 10°07'07" East, a distance of 20.79 feet to the True Point of Beginning;
Thence along a line through the said Oudomsouk lands the following 3 (three) courses:
1) South 73°45'16" West, a distance of 64.86 feet to a point;
2) South 16°14'44" East, a distance of 35.97 feet to a point;
3) South 12°56'25" East, a distance of 9.41 feet to a point on the northerly line Part of Lot 20 of C.C. Vernon Farm Plat, in the name of Holly & Paul Gray, as recorded in DB-20200921-0108039;
Thence along the northerly line of said Gray lands, North 77°58'42" East, a distance of 13.58 feet to a point.
Thence along a line through the said Oudomsouk lands the following 3 (three) courses:
1) North 15°48'17" East, a distance of 27.25 feet to a point;
2) North 38°58'39" East, a distance of 17.73 feet to a point;
3) North 73°21'32" East, a distance of 25.63 feet to a point on the aforementioned westerly Right-of-Way of Orlando Avenue; Thence along the said westerly Right-of-Way of Orlando Avenue, North 10°07'07" West, a distance of 11.87 feet to the True Point of Beginning

Containing – 0.0337 Acres (1,468 sqft) of land and being subject to all other easements, encumbrances, rights, reservations or matter of title that may affect the subject parcel.North and Bearing System based upon the south line of Lot 1 of the Re-Subdivision of part of lot 20 of CC Vernon Farm Plat as recorded in Book 5190, Page 147, and a field survey conducted by B A Land Professionals, LLC. On December 10, 2018. This survey and description was prepared by or under the direct supervision of Donovan P. Benson, Tennessee RLS#3046.

EASEMENT "B"
Containing – 0.0149 Acres
Situate in the City of Nashville, the 24th council district of Davison County and the State of Tennessee and being part of Part of Lot 20 of C.C. Vernon Farm Plat, as recorded in Plat Book 161, Page 194, in the name of Holly & Paul Gray, as recorded in DB-20200921-0108039; and being more particularly described as follows: Beginning on the southwest corner of Lot 1 of the Lot 1 of the Re-Subdivision of part of lot 20 of CC Vernon Farm Plat as recorded in Book 5190, Page 147, in the name of Lynwood Partners., as recorded in DB-20030925-0142306,also being on the westerly Right-of-Way of Orlando Avenue;
Thence along easterly line of the lands of Ida A Oudomsouk, as recorded in DB-20200921-0108039, and westerly Right-of-Way of Orlando Avenue, South 10°07'07" East, a distance of 20.79 feet to a point;
Thence along a line through the said Oudomsouk lands the following 3 (three) courses:
1) South 73°45'16" West, a distance of 64.86 feet to a point;
2) South 16°14'44" East, a distance of 35.97 feet to a point;

3) South 12°56'25" East, a distance of 9.41 feet to a point on the northerly line of the aforementioned Holly & Paul Gray lands, said point also being the True Point of Beginning;
Thence along a line through the said Gray lands, South 12°56'25" East, a distance of 59.86 feet to a point on the southerly line of the aforementioned Holly & Paul Gray lands and the northerly line of a separate parcel in the name of Holly & Paul Gray, as recorded in DB-20200921-0108039;Thence along the northerly line of said Gray lands, North 81°41'56" East, a distance of 9.88 feet to a point; Thence along a line through the said Gray lands, North 15°48'17" East, a distance of 62.09 feet to a point on the southerly line of the aforementioned Oudomsouk lands; Thence along southerly line of the saidd Oudomsouk lands, South 77°58'42" West, a distance of 13.58 feet the True Point of Beginning

Containing – 0.0149 Acres (648 sqft) of land and being subject to all other easements, encumbrances, rights,reservations or matter of title that may affect the subject parcel. North and Bearing System based upon the south line of Lot 1 of the Re-Subdivision of part of lot 20 of CC Vernon Farm Plat as recorded in Book 5190, Page 147, and a field survey conducted by B A Land Professionals, LLC. On December 10, 2018. This survey and description was prepared by or under the direct supervision of Donovan P. Benson, Tennessee RLS #3046.

Further Affiant saith not.

Carla Dillard

ACKNOWLEDGMENT BY INDIVIDUAL

STATE OF Tennessee
COUNTY OF Rutherford

On this 16th day of November, 202, before me appeared Carla R. Dillard, personally known to me to be the person who executed the foregoing instrument and being sworn by me stated that the facts and matters stated therein are true according to the best of his/her knowledge and belief, and acknowledged to me that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above

Notary Public

My commission expires: 11.22.25

JUDY REED
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Prepared By:
Southeast Title of Murfreesboro, LLC
805 S. Church St.
Suite 12
Murfreesboro, TN 37130

Certificate of Authenticity

I, **Carla R. Dillard**, 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 17th November 2023.

11/17/23

Name: Carla R. Dillard
Title: President

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me on 11-17-2023, _____.

Notary Public: Judy Reed
My Commission Expires: 11.22.25

JUDY REED
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD