Karen Johnson
Batch # 1081771
12/14/2023 11:28:02 AM
Fees: $12.00 Taxes: $0.00

Davidson County
AFFIDAVIT
2 pgs

20231214-0096508

THIS INSTRUMENT PREPARED BY:
Pillar Title and Escrow, LLC
1114 17th Avenue South, Suite 202
Nashville, Tennessee 37212

# SCRIVENER'S AFFIDAVIT

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Comes now Benton Smith, an employee of Pillar Title and Escrow, LLC who is over eighteen (18) years of age, and whose business address is 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212 and would state as follows:

On the 5th day of May, 2023, a Warranty Deed was prepared by Pillar Title and Escrow, LLC, which Warranty Deed appears of record in Instrument No. 20230512-0035464, in the Register's Office for Davidson County, Tennessee.

One of Pillar Title and Escrow, LLC's duties was to make sure that the Legal Description was correct. By inadvertence, typographical error and mutual mistake, the Legal Description was not correct.

NOW, THEREFORE, in order to correct said typographical error and inadvertence, this Scrivener's Affidavit is made and it is understood that the Legal Description should have appeared as follows:

**"Land in Davidson County, Tennessee, being the northerly part of Lot No. 170 on the Plan of Belmont Land Company's Plan of Lots called "Belmont Heights", as the same appears of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.**

**Beginning at the southeast corner of Linden Avenue and Oakland Street; thence with the easterly margin of Oakland Street; southwardly 42 feet; thence at right angles eastwardly and parallel with the southerly line of Lot No. 170, 85 feet, more or less, to the westerly margin of an alley; thence with said alley, northwardly to the southerly margin of Linden Avenue; thence with the same, westwardly 65.7 feet to the beginning.**

**Being the same property conveyed to PXK Investments LLC, a Tennessee limited liability company, by Warranty Deed from Whitson Lowe, dated September 10, 2021, recorded September 17, 2021, of record in Instrument No. 20210917-0124991, Register's Office for Davidson County, Tennessee."**

All other items as shown on the aforementioned recorded Warranty Deed are to remain the same.

This Affidavit is made of my personal knowledge to correct the error above described.

Executed this 13th day of December, 2023.

Pillar Title and Escrow, LLC

Benton Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the within named Benton Smith who made oath that he has read the foregoing Scrivener's Affidavit and the matters contained therein are true. The Affiant did further acknowledge that he executed the within described document for the purpose of correcting the scrivener's error herein described.

**SUBSCRIBED AND SWORN TO** before me this 13th day of December, 2023.

Notary Public

W. Dillon Woods
Notary Printed Name

My Commission Expires: 7/7/27

