AFTER RECORDATION, RETURN TO:
CAIN & ASSOCIATES, PLLC
206 GOTHIC COURT, STE 300
FRANKLIN, TN 37067

PREPARED BY:
CAIN & ASSOCIATES, PLLC
206 GOTHIC COURT, STE 300
FRANKLIN, TN 37067

Karen Johnson Davidson County
Batch # 1085055 AFFIDAVIT
12/22/2023 09:36:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231222-0098747

AFFIDAVIT OF SCRIVENER'S ERROR

Before me, the undersigned attesting officer, came Trey Cain, (the "Affiant"), who being sworn, duly deposes as follows:

1. **The, (Affiant) recorded a Warranty Deed filed for record on June 15, 2022 of record in Instrument No. 20220615-0068174, Register's Office for Davidson County, Tennessee, for a transaction involving the property 806 N 5th St, Nashville, TN 37207.**
2. **A Scrivener's Error was made in the Derivation for the Legal Description that was recorded with the Warranty Deed.**
3. **The purpose of this affidavit is to put all parties on notice that the Derivation failed to note that the prior owner of record, Helen Katherine Creason Meade, had died on April 29, 2010 and that upon her death the property vested in Stephen F. Meade as the surviving tenant by the entireties. Exhibit A shows the complete and accurate legal description for the Warranty Deed.**

Trey Cain

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain,** the within named with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 21st day of December, 2023.

Notary Public

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 6-17-2024

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 27 in Miller's Addition to Edgefield now East Nashville as of record in Book 75, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 50 feet, more or less, in the Westerly side of North Fifth Street and runs back between parallel lines 170 feet, more or less.

Being the same property conveyed to Stephen F. Meade by Special Warranty Deed from JP Morgan Chase Bank, as Trustee for the Truman Capital Mortgage Loan Trust 2002-1 dated April 4, 2005 of record as Instrument No. 20050407-0038298, Register's Office for Davidson County, Tennessee.

Further, being part of the same property conveyed to Helen Katherine Creason Meade by Quitclaim Deed from Stephen F. Meade to create an estate by the entireties dated August 24, 2006 of record as Instrument No. 20060828-0106324, Register's Office for Davidson County, Tennessee. The said Helen Katherine Creason Meade having since died on April 29, 2010 leaving Stephen F. Meade as the surviving tenant by the entireties. Further, being part of the same property vested to Stephen Foster Meade by Final Decree by the Circuit Court for Sumner County, Tennessee, at Gallatin (Docket No. 28543) from Kimberly Alexander Meade dated July 28, 2006 of record as Instrument No. 20120801-0067860, Register's Office for Davidson County, Tennessee.