Karen Johnson
Batch # 1086382
12/29/2023 08:15:36 AM
Fees: $32.00 Taxes: $0.00
Davidson County
AFFIDAVIT
6 pgs
20231229-0099935

THIS INSTRUMENT PREPARED BY:
Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

SCRIVENER'S AFFIDAVIT

WHEREAS, CHARLES W. STRATTON ("Grantor") conveyed to PIA STRATTON ("Grantee") by that certain Quitclaim Deed dated June 1, 2021 and recorded in Instrument Number 20210607-0075898 (the "Quitclaim Deed"), Register's Office for Davidson County, Tennessee, that certain land located in Davidson County, Tennessee (the "Property") as more fully described on Exhibit A attached to the Quitclaim Deed.

WHEREAS a "scrivener's error" was made in that the Map/Parcel number on the Quitclaim Deed incorrectly referenced Map/Parcel 117-13-B-143.00, which such Map/Parcel is incorrect and should have referenced **Map/Parcel 079-00-0-102.00**.

WHEREAS a second "scrivener's error" was made in that the address of the property included on the Quitclaim Deed incorrectly referenced that the improved property was known as 913 Bowring Park, Nashville, TN 37215, which such address is incorrect and should have referenced that the property is known as **108 Centennial Circle, Nashville, TN 37209**.

NOW THEREFORE, Brian S. Shelton, ("Affiant") makes the following statements:

I am affiliated with Carter Shelton Jones, PLC and prepared the Quitclaim Deed wherein Charles W. Straton IV conveyed to the Property to Pia N. Stratton. I was made aware of two errors in the Quitclaim Deed, both of which were the result of a "scrivener's error" by the Affiant. To correct said scrivener's errors, the Affiant has attached hereto as EXHIBIT A, a corrected Quitclaim Deed, which includes corrections to rectify the said scrivener's errors.

This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Dated this 20 day of December, 2023.

Brian S. Shelton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian S. Shelton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 20 day of December, 2023.

Lucy Ralph
Notary Public

My Commission Expires: 7.7.25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

Corrected Deed

See Attached.

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Pia N. Stratton **913 Bowring Park** **Nashville, TN 37215**	**Map/Parcel** 079-00-0-102.00 ~~[redacted]~~	**Pia N. Stratton** **913 Bowring Park** **Nashville, TN 37215**
This instrument prepared by: Carter Shelton, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Charles W. Stratton IV** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Pia N. Stratton** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as ~~913 Bowring Park, Nashville, TN 37215~~ 108 Centennial Circle, Nashville, TN 37209

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration of this transfer is $-00-.

J. Ralph
Affiant

Subscribed and sworn to before me this 1st day of June 2021.

WARNER JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 3/6/24

have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 1st day of June, 2021.

Charles W. Stratton

Charles W. Stratton

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles W. Stratton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Davidson County, Tennessee, on this the 1st day of June, 2021.

WARNER JONES
STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires:
3/6/24

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 4, on the plan of Phase 1, Westport Business Park, as shown on plat appearing of record in Instrument No. 201308280091007, said Register's Office, reference to which is hereby made for a more complete description.

BEING the same property conveyed to Pia Stratton and Charles W. Stratton, Wife and Husband, by deed from Cline Development, LLC, a Tennessee Limited Liability Company, of record as Instrument Number 20151120-0118025. Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
All matters as set forth per plat of record in Instrument 201308280091007, said Register's Office.
Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Westport Business Park Owner's Association of record in Instrument 201502120013172, said Register's Office.
Right of Way Easement of record in Book 4599, Page 83, said Register's Office.
Right of Way Easement of record in Book 4872, Page 854, said Register's Office.
Right of Way Easement of record in Book 5640, Page 740, said Register's Office.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument 200811260115659, said Register's Office.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 201206040048310, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.