Karen Johnson
Batch # 1094026
01/25/2024 12:03:28 PM
Fees: $12.00 Taxes: $0.00

Davidson County
AFFIDAVIT
1 pg

20240125-0005120

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

SCRIVENER'S AFFIDAVIT

This document prepared by
and please return to:
Grissim Title & Escrow, LLC
1222 17th Avenue South, Nashville, TN 37212

RE: Correction of Quitclaim Deed of Record in Instrument No. 20240111-0002372, in said Register's Office for Davidson County, Tennessee.

Comes now, Kathryn Brinton, Attorney, whose address is 43 Music Square West, Nashville, TN 37203, being duly sworn according to law do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. On January 8, 2024, Cheatham & Palermo, prepared a Quitclaim Deed of record in Instrument No. 20240111-0002372, Register's Office for Davidson County, Tennessee.
2. Said Quitclaim Deed contains a Scrivener's Error with respect to the Legal Description.
3. The Legal Description should read as follows:

   Land in Davidson County, Tennessee, being Lot No. 223 and part of Lot No. 222 in Harding's Second Addition to Nashville, a plan of which is of record in Plat Book No. 21, page 58, Register's Office for Davidson County, Tennessee, more particularly described as follows:

   Said Lot No. 223 fronts fifty and nine-tenths (50.9) feet on the south side of Jefferson Street, and runs back, southerly, between parallel lines, to a fifteen (15) foot alley, upon which it measures fifty (50) feet; the westerly boundary line of this lot measures two hundred and twenty-eight (228) feet, more or less, and the easterly boundary line thereof measures two hundred and eighteen (218) feet, more or less.

   Said part of said Lot No. 222 (which lies immediately west or westerly of, and adjoins, the aforesaid Lot No. 223) comprises all of said **Lot No. 222**, with the exceptions of, and excluding therefrom, all those parts or portions of this lot which, heretofore have been conveyed out of the same, by deed dated September 29, 1905, from Rhoda Crawford to I. Griffin and wife, Lillie Griffin, recorded in Book No. 318, page 549, said Register's office; and also by deed dated July 31, 1909, from William Royster, Peter Royster and others to R.F. Boyd recorded in Book No. 387, page 124, said Register's office.

4. All other matters contained in said instrument remain the same.

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

Further, Affiant saith not.

Kathryn Brinton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kthryn Brinton, with whom I am personally acquainted and who upon his oath acknowledged himself to be the within named bargain or and that he as such, being authorized so to do, executes the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal this 24th day of January, 2024.

GISSEL FLORES-MORALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

gissel flores - morales
Notary Public
My Commission Expires: May 3rd 2027