Karen Johnson Davidson County
Batch# 1095206 AFFIDAVIT
01/29/2024 10:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240129-0005812

This instrument prepared by: **and return to:**
J. Eric Hennessee, Hennessee Law
PO Box 330793
Murfreesboro, TN 37133

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Comes now, Eileen Smith, who is over eighteen (18) years of age and whose address is 2690 Memorial Blvd Ste A Murfreesboro TN 37129, and would state as follows:

On March 10, 2023, I notarized a Warranty Deed wherein John Freeman and Jennifer Freeman, conveyed their interest to Brent Miller, in Instrument No. 20230310-0017316 Davidson County, Tennessee; and,

Said Warranty Deed contains an error in the legal description.

Therefore, I wish to correct said error as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described according to a survey dated January 18, 1988, by Phillip B. Taylor, registered land surveyor, No. 1459, as follows:

Beginning at an iron pin in the southerly margin of Shaw Road, a corner to that property conveyed to Gene H. Williams by deed of record in Book 5638, Page 376, Register's Office for Davidson County, Tennessee; thence with the line of Williams S 68°00'00" E 301.48 feet to an iron pin; thence S 68°23'21" W 108.23 feet to a point; thence N 21°36'39" W 18.75 feet to a point; thence S 85°20'00 W 30.90 feet to a point; thence N 71°50'00" W 32.68 feet to a point; thence S 82°20'43" W 31.09 feet to a point; thence S 78°30'00" W 23.10 feet to a point; thence S 66°20'00" W 28.90 feet to a point; S 75°50'00" W 55.60 feet to a point; thence S 82°54'29" W 29.33 feet to a point; thence N 15°13'13" E 34.83 feet to a point; thence N 02°45'58" W 127.12 feet to a point in the southerly margin of Shaw Road; thence with said margin of said road on a curve having a delta angle of 03°49'11", a radius of 750.00 feet, a tangent of 25.01 feet for a length of 50.00 feet to the point of beginning.

BEING the same property conveyed by Warranty Deed from John Freeman and Jennifer Freeman to Brent Miller, recorded March 10, 2023, as Instrument No. 20230310-0017316 in Davidson County, Tennessee Register of Deeds. Tract 2

Tract No. II:

A certain tract of parcel of land in Davidson County, Tennessee, described according to a survey dated January 18, 1988, by Phillip B. Taylor, registered land surveyor, No. 1459, No. 68214-136, as follows:

Beginning at an iron pin marking the most southwesterly corner of the property conveyed to Gene H. Williams of record in Deed Book 5638, Page 376, Register's Office for Davidson County, Tennessee, said point being S 68°00'00" E 301.48 feet from an iron pin marking the most northwest corner of the said Williams property at or near a driveway entering the existing property of Mitchell Douglas in the southerly margin of Shaw Road; thence with the southerly of Williams N 72°25'08" E 108.43 feet to an iron pin; thence S 68°00'00" E 124.53 feet to a point; thence S 68°45'04" W 138.31 feet to a point; thence S 73°54'58" W 62.05 feet to a point; thence S 62°14'44" W 56.02 feet to a point; thence S 58°09'30" W 73.26 feet to a point; thence S 45°34'05" W 16.65 feet to a point; thence S 29°15'30" W 31.71 feet to a point; thence S 13°08'12" W 49.17 feet to a point; thence S 03°10'02" W 90.08 feet to a point; thence N 86°49'58" W 115.35 feet to a point in a fence row; thence with said fence row N 03°10'02" East 64.28 feet to a point; thence N 09°51'07" W 55.37 feet to a point; thence N 29°15'17" W 28.96 feet to a fence post; thence N 51°09'43" E 94.71 feet to a fence post; thence N 46°28'28" E 93.68 feet to a fence post; thence N 68°23'21" E 162.91 feet to the point of beginning and containing 1.317 acres more of less.

BEING the same property conveyed by Warranty Claim Deed from Albert E. Douglas, widower to Mitchell W. Douglas and wife, Allenette J. Douglas, recorded October 17, 1989, as Deed Book 7961, Page 893 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Claim Deed from Jimmy Ray Malone and wife, Martha F. Malone to Mitchell W. Douglas and wife, Allenett J. Douglas, recorded October 19, 1989, as Deed Book 7963, Page 421 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Divorce from Mitchell W. Douglas to Allenette J. Douglas, recorded November 16, 2004, as Instrument No. 03D-2295 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Allenette J. Douglas to Mitchell W. Douglas, recorded November 17, 2004, as Instrument No. 20041117-0138154 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Stacy Troup and Joshua Douglas to TAMSLMA, an unincorporated Association #12643, recorded April 29, 2013, as Instrument No. 20130429-0042268 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from TAMSLMA, an unincorporated Association #12643 to John Freeman and Jennifer Jamison, recorded April 29, 2013, as Instrument No. 20130429-0042534 in Davidson County, Tennessee Register of Deeds. Reference is also made to Scrivener's Affidavits of record in Instrument No. 20150306-0019497; 20150306-0019498; and 20150323-0024670, all of record in the Register's Office for Davidson County, Tennessee.

Further Affiant sayeth not.

Eileen Smith

Eileen Smith

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 29th day of January 2024 before me personally appeared Eileen Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal at office on the day and day first above written.

Notary Public
My Commission Expires:

AMY GENTRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 8, 2025
COUNTY OF CANNON

Tennessee Certification of Electronic Document

I, Eileen Smith, do hereby make oath that I am 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 1-29-24 (date of document).

Eileen Smith

Affiant Signature

1-29-24

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29th day of Jan, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

