Karen Johnson Davidson County
Batch# 1104228 AFFIDAVIT
02/23/2024 01:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240223-0012544

SCRIVENER'S AFFIDAVIT

WHEREAS, on November 6, 2020, Ace Homes TN, LLC, hereinafter referred to as Grantor, executed a Warranty Deed conveying the real property described below to Derek Steeley Hattaway and Trelley Ronald Jones, hereinafter referred to as Grantees, said Warranty Deed having been recorded on November 10, 2020, as Instrument No. 20201110-0132539, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, due to mistake and inadvertence, the legal description of the subject real property in the Warranty Deed incorrectly omitted the radius for the curve call contained therein; and

WHEREAS, the legal description of the subject real property in the said Warranty Deed should have included the radius for the curve call, which is 1,607.79 feet; and

WHEREAS, the undersigned is an authorized signer and agent for these purposes of Foundation Title and Escrow Series, LLC, which prepared said Warranty Deed.

THEREFORE, the undersigned does hereby correct and amend the subject Warranty Deed by amending the legal description of the subject real property to read as follows:

> This certain parcel of real estate situated and located in Davidson County, State of Tennessee, and being described as follows to-wit:
>
> Beginning at a point in the West R.O.W. of Crocker Springs Road, said point being approximately 3300' from the Intersection of Crocker Springs road and Lickton Pike, thence following the R.O.W. of Crocker Springs Road S 05-51-26 W 147.80' to an iron pin, thence with a curve to left with radius of 1,607.79', a chord bearing of S 03-23-54 W with an arc length of 245.23' to an iron pin, thence leaving said R.O.W N 87-58-14 W 371.43' to an iron pin, thence N 02-01-46 E 405.57' to an iron pin, Thence S 86-01-17 E 387.37' to the Point of Beginning, according to a survey performed by Elkins Surveying Company dated October 8, 2020.
>
> NOTE for informational purposes only: prior deed references subject property to contain 149,839 S.F. or 3.44 acres, more or less.

EXECUTED this 23rd day of February, 2024.

Kenyon Sales

STATE OF TENNESSEE
COUNTY OF Williamson

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

WITNESS my hand and official seal of office, this 23rd day of February, 2024.

Tonya Loftin
NOTARY PUBLIC

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

My commission expires: _____

Sworn to and subscribed before me on

this 23rd day of February, 2024.

Tonya Loftin
Signature of Notary Public

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

My commission expires: _____

This Instrument Prepared By:

J. Wayne Thomas, Attorney at Law
Foundation Title and Escrow Series, LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

When Recorded Return To:

Foundation Title and Escrow Series

_____

_____

Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or 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 **February 23, 2024**.

Date

Tonya Loftin
Affiant Signature

February 23, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of February, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)