Karen Johnson
Batch # 1105892
02/29/2024 09:27:46 AM
Fees: $12.00 Taxes: $0.00

Davidson County
AFFIDAVIT
2 pgs

20240229-0013888

This Instrument Prepared By and Return to:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
BS-BW-23-921-X

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Brittany Sensabaugh** hereinafter referred to as Affiant, on this 27th day of February, 2024, and after first being duly sworn according to law, does state the following as true and correct to the best of their knowledge, information and belief:

WHEREAS, The Affiant recorded a Warranty Deed dated November 30th, 2023, and recorded December 05th, 2023 in Instrument No. 20231205-0093838, Register's Office for Davidson County, Tennessee between Brian Watkins, unmarried, (Seller) and The Eldest Son, Inc., a Tennessee Corporation (Buyer).

WHEREAS, the aforementioned Warranty Deed, due to a scrivener's error, inadvertently referenced Lot 1 within the legal description for Tract 4;

WHEREAS, it was intention of all Parties that Tract 4 was to reference Lot 2 within the legal description and Lot 1 was only referenced because of the scrivener's error;

WHEREAS; Affiant desires to correct the legal description for the aforementioned Warranty Deed to complete the intended transfer.

THEREFORE, the **Affiant** executes this Scrivener's Affidavit to correct the legal description within the aforementioned Warranty Deed and replace it with the following:

Tract 1
Land in Davidson County, Tennessee, being Lot 19, Block 27, Map of Fisk University Place, as shown on plat of record in Plat Book 421, Pages 4 and 5, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. And including a portion of a closed street as described in Metropolitan Bill No. 084-343.

Tract 2
Land in Davidson County, Tennessee, being Lot 20, Block 27, Map of Fisk University Place, as shown on plat of record in Plat Book 421, Pages 4 and 5, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. And including a portion of a closed street

as described in Metropolitan Bill No. 084-343.

Tract 3
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Watkins 31st Avenue North, as shown on plat of record in Instrument No. 20161213-0130818, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Tract 4
Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Watkins 31st Avenue North, said plan being of record in Instrument No. 20161213-0130818, in the Register's Office of Davidson County, Tennessee, formerly known as Lot No. 11 on the Plan of George I. Waddey's subdivision of Blocks 16 and 26 of Midway, said plan being of record in Book 421, Page 55, Register's Office for Davidson County, Tennessee.

Affiant:

Brittany Sensabaugh

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, the undersigned, a Notary Public of the County and State first above written, do hereby certify that Brittany Sensabaugh personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of February 2024.

Notary Public
My Commission Expires: 6-8-27

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM