Karen Johnson
Batch # 1106858
03/04/2024 08:46:14 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
2 pgs
20240304-0014605

AFTER RECORDATION, RETURN TO:
CAIN & ASSOCIATES, PLLC
206 GOTHIC COURT, STE 300
FRANKLIN, TN 37067

PREPARED BY:
CAIN & ASSOCIATES, PLLC
206 GOTHIC COURT, STE 300
FRANKLIN, TN 37067

AFFIDAVIT OF SCRIVENER'S ERROR

Before me, the undersigned attesting officer, came Trey Cain, (the "Affiant"), who being sworn, duly deposes as follows:

1. **The, (Affiant) recorded a Warranty Deed filed for record on January 1, 2024 of record in Instrument No. 20240112-0002748, Register's Office for Davidson County, Tennessee, for a transaction involving the property 513 Yellowstone Court, Antioch, TN 37013.**
2. **A Scrivener's Error was made in the Derivation for the Legal Description that was recorded with the Warranty Deed.**
3. **The purpose of this affidavit is to put all parties on notice that the Derivation incorrectly identified the date of death for the prior owner. The correct date of death for James L. McClurg is November 29, 2011. Exhibit A shows the complete and accurate legal description for the Warranty Deed.**

Trey Cain

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain,** the within named with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 1st day of March, 2024.

Notary Public

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 6-17-2024

Exhibit A

Land in Davidson County, Tennessee, being Unit No. 20A , on the Horizontal Property Regime for Park Place Subdivision, as recorded in the Master Deed of record Instrument No. 20010214-0014161, re-recorded in Instrument No. 20010702-0069590, amended in Instrument No. 20011019-0114191, which was re-recorded in Instrument No. 20011212-0136927, amended in Instrument No. 20030710-0095634, and re-recorded in Instrument No. 20030915-0134956, and further amended in Instrument No. 20111115-0089064 , Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to James L. McClurg and wife Dimple G. McClurg by Warranty Deed of record in instrument #20060403- 0037789, Register's Office for Davidson County, Tennessee. James L. McClurg having since died on November 29, 2011 vesting fee simple title to Dimple G. McClurg. Dimple G. McClurg having since died on March 8, 2023. Her estate having been administered by Probate Case #23P581 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

Being the same property conveyed to Jim L. Oles, Jr. by Executor's Quitclaim Deed from Jim L. Oles, Jr., Executor of the Estate of Dimple G. McClurg dated May 31, 2023 of record as Instrument No. 20230607-0043279, Register's Office for Davidson County, Tennessee.