Karen Johnson
Batch # 1107409
03/05/2024 08:47:28 AM
Fees: $12.00 Taxes: $0.00

Davidson County
AFFIDAVIT
2 pgs

20240305-0015129

This instrument was prepared by:
ASHLEY N. GOLD
SCHULMAN, LeROY & BENNETT, P.C.
3310 West End Ave., Ste. 460
Nashville, TN 37203-7601

SCRIVENER'S AFFIDAVIT OF CORRECTION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, Ashley N. Gold, after first being duly sworn, does aver as follows:

1. I am an attorney licensed to practice law in the State of Tennessee.
2. On or about November 16, 2023, I prepared and filed a Quitclaim Deed of record in the Register's Office of Davidson County, Tennessee, between West Iris Reverse, LLC and Kenneth R. Craft, of record in Instrument # 20231121-0090529.
3. This Instrument was duly executed by an authorized member of West Iris Reverse, LLC, as reflected in the notary in said Instrument.
4. The property description of the Quitclaim Deed listed Tracts 1 and 2 respectively as Lots 20 and 21 of Block C on the Map of Berry Hill Garden Subdivision based upon the property description of the Special Warranty Deed of record in Instrument # 20221101-0117679 at the Register's Office of Davidson County, Tennessee.
5. On May 16, 2023, the owner, West Iris Reverse, LLC recorded a Consolidated Plat of Lots 20 and 21 of Block C being Berry Hill Garden of record in Instrument # 20230516-003613.
6. As a result of said recordation, Lots 20 and 21 were consolidated and became Lot 1, Berry Hills Gardens Resubdivision per the Plat of record in Instrument # 20230516-0036613.
7. Therefore, the correct property description in the Quitclaim Deed should be as follows:

   TRACT 1:

   Land in Davidson County, Tennessee, being Lot No. 21 of Block "C' on the Map of Berry Hill Garden Subdivision, as of record in Book 1130, page 36, Register's Office for said County.

   Said Lot No. 21 fronts 65 on the south side of West Iris Drive and runs back between parallel lines 125 feet to a deadline.

   Being the same property conveyed to H. JACKSON BROWN, JR., by deed from JAMES E. CASON and WILTON F. WELLER, d/b/a CASON and WELLER, a partnership, of record in Book 5894, page 865, dated June 3, 1982, said Register's Office.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 20 of Block "C" on Map of Berry Hill Garden Subdivision, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 21 fronts 65 on the southerly margin of West Iris Drive and extends back between parallel lines 125 feet to a deadline on the rear.

Being the same property conveyed to H. JACKSON BROWN, JR., by deed from JAMES HOWARD LAMB and wife, ALICE MARIE TANNER LAMB, of record in Book 5748, page 861, dated May 20, 1981, said Register's Office.

H. JACKSON BROWN, JR., having since died testate on or about November 30, 2021. Property is now vested in ADAM CARLETON BROWN pursuant to the Last Will and Testament of H. JACKSON BROWN, JR., Case No. 22P143, Probate Court of Davidson County, Tennessee.

Tracts 1 and 2 being the same property conveyed to WEST IRIS REVERSE, LLC, a Colorado Limited Liability Company, by Special Warranty Deed from ADAM CARLETON BROWN of record in Instrument No. 20221101-0117679, Register's Office for Davidson County, Tennessee, dated October 31, 2022, and recorded on November 1, 2022, said Register's Office, having since been consolidated into Lot No. 1 on the Consolidation Plat of Lots 20 and 21 of Block "C' Berry Hill Gardens of record in Instrument No.: 20230516-0036613, Register's Office for Davidson County, Tennessee.

8. All other references in said Instrument are true and accurate.

Further Affiant Saith Not.

Ashley N. Gold

Sworn to and subscribed before me this the 1 day of March, 2024.

Notary Public

My Commission Expires: 10/4/27