This Instrument Prepared By and Return To:
THE CLOSING COMPANY TITLE & ESCROW
8005 CHURCH STREET E, SUITE 219
BRENTWOOD, TN 37027

Karen Johnson
Batch # 1133317
05/10/2024 09:02:37 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
1 pg
20240510-0034455

Scrivener's Affidavit

Comes now Pam McBroom, Manager of The Closing Company Title & Escrow, 8005 Church Street E, Suite 219 Brentwood, TN 37027, and states on Oath:

That I prepared a certain Quitclaim Deed recorded August 11, 2020, as of record in 20200811-0089205, in the Register's Office of Davidson County, Tennessee. JP Investment Group, LLC was the grantor, and Johnnie B. Poole, II was the grantee;

1. That through inadvertence the Legal Description was incorrect in the Quitclaim Deed and should read as follows:

   Beginning at a point in the Westerly margin of Richmond Hill Drive, the common front corners of Lot No. 163 and Reserved Tract "A" 105.0 feet to a concrete marker at the common real corners of Lots Nos. 162 and 163, 135.0 feet to a point in the southerly margin of Creekwood Drive thence with said margin of said Creekwood Drive 80.0 feet to a concrete monument at the beginning of a curve having a radius of 25.00 feet thence around said curve in a right arc 39.27 feet to a concrete monument in the westerly margin of Richmond Hill Drive, thence with the said Richmond Hill Drive, 110.0 feet to the point of beginning.

2. That this affidavit was given to explain the error and to assist the present owner as well as all future owners, lenders, title examiners, and insurers.

Pam McBroom

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Pam McBroom with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand seal at Brentwood, Tennessee, this 7th day of May 2024.

Notary Public

My commission expires: 09/25/24

RUTH MEACHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY