Karen Johnson Davidson County
Batch# 1140858 AFFIDAVIT
05/30/2024 09:37:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240530-0040016

This Instrument Prepared By and Return to:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File No. BS-DTR-24-611

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **KATHERINE VINCENT ,** hereinafter referred to as Affiant, on this 29th day of May, 2024, and after first being duly sworn according to law, does state the following as true and correct to the best of his/her/their knowledge, information and belief:

WHEREAS, Affiant is an employee of Rudy Title & Escrow, LLC which is a licensed title insurance agency doing business in the state of Tennessee. In the aforesaid capacity, one of Affiant's duties is to engage in the preparation and review of various documents including Deeds, Deeds of Trust, or other similar conveyances of real estate. In connection with Affiant's work he/she is called upon, from time to time, to prepare and/or review real estate property descriptions.

WHEREAS, Affiant has been made aware of a scrivener's error within a Warranty Deed dated May 24th, 2001, and recorded June 4th, 2001 in Instrument No. 20010604-0057917, Register's Office for Davidson County, Tennessee between Andrew Wesley Williams and wife, Florence Williams ("Grantor"), and Chester M. Waggoner, Jr. ("Grantee").

WHEREAS, the aforementioned Warranty Deed, due to a scrivener's error, inadvertently referenced the lot number as 48 within the legal description;

WHEREAS, the said incorrect legal description reads as follows:
A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being Lot No. **48** on the Map of Payne, Blakemore and Cummings, edition as shown on the plan of record in Plat Book 57, Page 81, Register's office for Davidson County, Tennessee.
Said Lot No. 46 fronts 50 feet on the East side of South 12th Street and runs back between parallel lines 161 feet to an alley.; and

WHEREAS; the correct legal description should read as follows:
A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being Lot No. **46** on the Map of Payne, Blakemore and Cummings, edition as shown on the plan of record in Plat Book 57, Page 81, Register's office for Davidson County, Tennessee.
Said Lot No. 46 fronts 50 feet on the East side of South 12th Street and runs back between parallel lines 161 feet to an alley.

NOW THEREFORE, the Affiant executes this Scrivener's Affidavit to correctly reference Lot 46 in the legal description within the aforementioned Warranty Deed as described above.

Affiant:

Katherine Vincent

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 KATHERINE VINCENT personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of May, 2024.

Notary Public
My Commission Expires: _____

BRITTANY SENSABAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON COUNTY

I, Stephanie Woodall, 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 May 29, 2024 (date of document).

Stephanie Woodall

Affiant Signature

Date 05/30/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of May, 2024.

Katherine Vincent

Notary's Signature

MY COMMISSION EXPIRES: 3-3-2025

