RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch # 1143282 AFFIDAVIT
06/05/2024 09:25:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240605-0041927

THIS INSTRUMENT PREPARED BY:
Hardeman, Montgomery, & Potter
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215
**File No. JW2023-067**

# SCRIVENER'S AFFIDAVIT

WHEREAS BFH Enterprises, LLC, a Tennessee Limited Liability Company, ("Grantor") conveyed to John Brosius and Debby Brosius, husband and wife by Warranty Deed dated February 8, 2024, and recorded in Instrument No. 20230209-0009523, in the Register's Office for Davidson County, Tennessee, the property commonly known as 123 Hamblen Avenue, Old Hickory, TN 37138.

WHEREAS the property conveyed was described as:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
>
> Being Lot No. 15 of Block "D" and a part of an unnumbered tract lying Northeast of and in the rear of said Lot on the Map of Subdivision No. 3 of the Life and Casualty Insurance Company's Property at Old Hickory, Tennessee, of record in Book 974, page 11, Register's Office for Davidson County, Tennessee.
>
> Said Lot and part of unnumbered tract front 60 feet on the Northeasterly side of Hamblen Avenue and run back between parallel lines 340 feet to the Southwesterly margin of the right-of-way of the Tennessee Central Railroad.
>
> Being the same property conveyed to Andrew Denton, and wife, Erin Denton by Warranty deed from Sylvia J. Denton of record in Instrument No. 20170703-0066750 Register's Office for Davidson County, Tennessee, dated June 29, 2017 and recorded on July 03, 2017.
>
> Being a portion of the same property conveyed to BFH Enterprises, LLC, a Tennessee Limited Liability Company by Warranty deed from Andrew Denton, and wife, Erin Denton of record in Instrument No. 20221101-0118005 Register's Office for Davidson County, Tennessee, dated October 26, 2022 and recorded on November 01, 2022.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

**WHEREAS a "scrivener's error" was, through inadvertence, made in the said legal description**

NOW THEREFORE, the legal description should have been recorded as:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
>
> Being Lot No. 15 of Block "D" and a part of an unnumbered tract lying Northeast of and in the rear of said Lot on the Map of Subdivision No. 3 of the Life and Casualty Insurance Company's Property at Old Hickory, Tennessee, of record in Book 974, page 11, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to BFH Enterprises, LLC, a Tennessee Limited Liability Company by Warranty deed from Andrew Denton, and wife, Erin Denton of record in Instrument No. 20221101-0118005 Register's Office for Davidson County, Tennessee, dated October 26, 2022 and recorded on November 01, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth naught.

D. DYLAN POTTER

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Dylan Potter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 4th day of June, 2024.

Notary Public

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 25, 2024
STATE OF TENNESSEE