Karen Johnson Davidson County
Batch# 1147809 AFFIDAVIT
06/17/2024 11:32:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240617-0045211

This Instrument Prepared By and Please Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Maximum Principal Indebtedness for Tennessee tax recording purposes is $0.00.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Adam H. Jefferson**, hereinafter referred to as Affiant, on this the 17th day of June, 2024, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information, and belief:

1. That a Warranty Deed was executed on March 8th, 2024 and recorded on March 12th, 2024 in **Instrument No. 20240312-0016892, in the Register's Office for Davidson County, Tennessee** for the property commonly known as **114 Bakertown Road, Antioch, TN, 37013,** conveying certain real property described therein.

2. That the above-mentioned Warranty Deed was recorded with a typographical error in the legal description, which should have been listed as follows:

   Land in Davidson County, Tennessee, being Lot No. 30B on the Plan of Zone Lot Division, Lots 18 nd 21 through 30, Section Four, Bakertown Gardens of record in Plat Book 6250, Page 462, amended in Book 6250, Page 747, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

   Said Lot No. 30B fronts 32.00 feet on the Easterly margin if Bakertown Road and extends back 169.59 feet on the Northerly line and 196.99 feet on the Southerly line to a broken line in the rear, measuring 41.85 feet thereon.

3. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties, and with the intended effect that the foregoing corrected legal description for **114 Bakertown Road, Antioch, TN, 37013** be deemed to have been included in the original Warranty Deed, as intended by the parties.

FURTHER, the Affiant sayeth not.

Adam H. Jefferson, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Adam H. Jefferson**, the within named Affiant, 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 17th day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 1-4-27

SYDNEY GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, Adam H. Jefferson, 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 June 17, 2024 (date of document).

Affiant Signature

Date 6-17-2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 1-4-27

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY