Karen Johnson Davidson County
Batch# 1148242 AFFIDAVIT
06/18/2024 08:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240618-0045458

THIS INSTRUMENT PREPARED BY:
Hollingshead & Associates, PLLC
1720 West End Avenue, Suite 403
Nashville, TN 37203

LIST IN DIRECT INDEX UNDER
Ohmar D. Braden To Jonathan Cohn

MAP & PARCEL
058-00-0-027.00

CROSS REFERENCE THE FOLLOWING RECORDINGS:
Instrument Number 20240515-0035888

PROPERTY ADDRESS
4324 Cato Road, Nashville, TN 37218

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Kimberly K. Hollingshead, Esq., a resident of Davidson County, State of Tennessee, and of lawful age, hereinafter referred as "Affiant" being first duly sworn according to law, deposes and states as follows:

1. That Affiant, an employee of Hollingshead & Associates, PLLC, on May 9, 2024, prepared a Warranty Deed ("Warranty Deed") from Ohmar D. Braden, unmarried, Grantor, to Jonathan Cohn, as his sole and separate property, Grantee, recorded on May 15, 2024, in **INSTRUMENT NUMBER 20240515-0035888,** in the Register's office for Davidson County, Tennessee.

2. That through mistake and inadvertence, the legal description was omitted from the Warranty Deed.

3. Affiant makes this Affidavit for the express purpose of stating that the legal description of the property therein conveyed is as follows:

LAND in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, June 7, 1957, as follows:

BEGINNING at an iron pin on the Easterly margin of Cato Road, Southerly 580 feet from the Southwest corner of the property conveyed to William Burton Clinard and wife, by deed from Andy Glaus, Jr. and wife, of record in Book 2395, page 353, Register's Office for said county: thence North 64 degrees East 421.5 feet to the center of Eaton's Creek; thence with same, South 6 degrees 30 minutes East 120 feet, South 20 degrees 45 minutes East 88 feet, South 18 degrees West 52 feet, South 30 degrees 51 minutes West 195 feet, South 6 degrees 51 minutes West 220 feet and continuing with said Creek, South 12 degrees 51 minutes West 152 feet to the Northeast corner of said Cato Road and a 50-foot County Road; thence with the Easterly margin of said Cato Road, North 17 degrees 44 minutes West 492 feet and North 33 degrees 22 minutes West 164 feet to the beginning containing

3.3 acres, more or less.

4. The Affiant further affirms that all other terms, provisions and warranties recited in the Warranty Deed not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

In witness my hand this 17th day of June, 2024.

Affiant

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 Kimberly K. Hollingshead, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of June, 2024.

ALEJANDRA HOLI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2026

Notary Public
My commission expires: _____

Certificate of Authenticity

I, Kimberly Hollingshead, 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.

Kimberly Hollingshead, Esq.

6/17/24
Date

State of Tennessee
County of Davidson

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

Notary Signature

My Commission Expires: _____

ALEJANDRA HOLT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2026