Karen Johnson Davidson County
Batch# 1149185 AFFIDAVIT
06/20/2024 12:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240620-0046412

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

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **DANA DELWORTH**, hereinafter referred to as Affiant, on this 20th 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 her knowledge, information and belief:

1. That Affiant is an employee of Rudy Title and Escrow, LLC.

2. That Affiant assisted in the recordation of the Warranty Deed of record in **Instrument Number 20240612-0044108, Registers' Office for Davidson County, Tennessee** by and between **MARCIE SWEET** as Grantor and **CREAM CITY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** as Grantee.

3. Said Warranty Deed was recorded with the inadvertent omission of "Legal Description" for the document.

4. That Affiant makes this affidavit for the purpose of correcting the Warranty Deed of record in **Instrument Number 20240612-0044108, Registers' Office for Davidson County, Tennessee** to include the page attached herein as the final page of said document, as intended.

5. 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

Dana Delworth, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Dana Delworth, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of June, 2024

Notary Public

My Commission Expires: 6/5/27

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 23 on the Old Fairgrounds Plan of Lots of record in Plat Book 21, page 116, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at the southeast corner of Lewis, formerly East Hill Street, and thence with the southerly margin of Stanley Street, easterly 155 feet to T. A. Turner's northwest corner; thence with his westerly line, southerly 53 feet; thence westerly parallel with Stanley Street, 155 feet to the easterly margin of Lewis Street; thence with the easterly margin of said street, northerly 53 feet to the beginning.

Being the same property conveyed to Marcie Sweet, unmarried by Warranty Deed from Kay Taylor Hume and Jane E. Taylor of record in Instrument No. 20200106-0001218, Register's Office for Davidson County, Tennessee, dated December 31, 2019 and recorded on January 06, 2020.

Certificate of Authenticity

I, JOHN GLEAVES do hereby make oath that I am 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 06/20/24.

Affiant Signature

06/20/2024
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 20TH day of JUNE, 2024.

Notary's Signature

My Commission Expires: 7/9/24
Date

Notary's Seal (if on paper)



