Karen Johnson Davidson County
Batch # 1149889 AFFIDAVIT
06/24/2024 03:08:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240624-0046961

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Scrivener's Affidavit
(Reference to Deed of Trust of record in Instrument No. 20210303-0027289, DCROD)

Comes now 615 Title, LLC., with offices located at 807 Bradford Ave, Nashville, Tennessee, by and through its authorized agent, and states on oath:

1. That 615 Title, LLC., prepared a certain Deed of Trust dated February 24, 2021, wherein Kevin Finnegan and Carrie Finnegan conveyed certain property to Greg Smithers as Trustee for First Horizon Bank;
2. That said Deed of Trust was originally recorded with the Register of Deeds for Davidson County, Tennessee, in Instrument No. 20210303-0027289, on March 3, 2021;
3. That the legal description for the property, by scrivener's error, is incorrect;
4. That the legal description corrected, is as follows:

Land in Davidson County, Tennessee, being Part of Lot 229 on the Plan of the Belmont Land Company's Subdivision, of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said Easterly one-half of Lot 229 fronts 50.0 feet on the Southerly side of Beechwood Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Kevin R. Finnegan and wife Carrie R. Finnegan by Warranty Deed from GMS 2010 Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20110127-0007615, Register's Office for Davidson County, Tennessee, dated January 1, 2011, and recorded on January 27,2011.

5. That this affidavit is given to correct and explain the errors and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

615 Title, LLC

By: _____
D. Shayne Adair
Attorney

11004 - 479

Subscribed and sworn to before me the undersigned on this 4th day of June, 2024.

Notary Public

CARRIE THOMPSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

My commission expires: 5/3/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared D. Shayne Adair, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney for 615 Title, LLC, and that he is authorized to execute this instrument on behalf of 615 Title, LLC.

Witness my hand and seal at Nashville, Tennessee, this 4th day of June, 2024.

Notary Public

CARRIE THOMPSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

My commission expires: 5/3/2027

This instrument prepared by:
615 Title, LLC
807 Bradford Ave
Nashville, TN 37204