Karen Johnson Davidson County
Batch# 1164709 AFFIDAVIT
08/01/2024 08:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240801-0058168

This instrument prepared by:
Lawyers Land & Title Services, LLC
500 N. Walnut Street
Murfreesboro, Tennessee 37130

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Map/Parcel: 060 16 0 040.00

AFFIDAVIT OF SCRIVENER'S ERROR
(Correction of Warranty Deed of Record in Instrument No. 20231130-0092615, Register's Office for Davidson County, Tennessee)

This Affidavit is being executed for the purpose of correcting the Warranty Deed of record in Instrument No. 20231130-0092615, Register's Office for Davidson County, Tennessee, in which Robin Colleen Coleman and Robert Kenneth McDivitt, Jr., as tenants in common ("Grantor") conveyed subject property to Preston Cook and Clayton Thomas ("Grantee");

Comes now **John Rodgers,** who, having first been duly sworn according to law, deposes and says:

1. That I am an attorney at law licensed to practice in the Courts of the State of Tennessee, maintaining a law office in Murfreesboro, Tennessee;

2. That on or about the 27th day of November, 2023, my office prepared said Warranty Deed, recorded in Instrument No. 20231130-0092615, Register's Office for said County;

3. That through inadvertence and mistake in said Warranty Deed the legal description read as follows:

   Land in Davidson County, Tennessee, being the south 50 feet of Lot No. 60 and the North 10 feet of Lot No. 62 on the Map of Capitol View Subdivision, as of record in Book 974, pages 52 and 53, Register's Office for said County.

   Said parts of said lots front 60 feet on the easterly side of Alhambra Circle and run back between lines, 228 feet more or less on the south line and 231 feet more or less on the north line, to a dead line, on which they measure 60 feet more or less.

4. The legal description should have read as follows:

   Land in Davidson County, Tennessee, being the South 50 feet of Not No. 63 and the North 10 feet of Lot No. 62 on the Map of Capitol View Subdivision, as of record in Book 974, pages 52 and 53, Register's Office for said County.

   Said parts of said lots front 60 feet on the easterly side of Alhambra Circle and run back between lines, 228 feet more or less on the south line and 231 feet more or less on the north line, to a dead line, on which they measure 60 feet more or less.

5. This Affidavit is submitted to correct the aforesaid error in said Warranty Deed.

Further affiant says not.

John Rodgers

Sworn to and subscribed before me this the 30 day of July, 2024.

NOTARY PUBLIC
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, 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 7/30/24 (date of document).

Affiant Signature

7/31/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 31st day of July, 2024.

Notary Signature

My Commission Expires: 03/15/2025

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY