Karen Johnson Davidson County
Batch# 1164987 AFFIDAVIT
08/01/2024 03:42:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240801-0058557

Prepared & Presented by:
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Gallatin, TN 37066
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AFFIDAVIT TO CORRECT SCRIVENER'S ERROR

Whereas, Steven Ralph Etgen, an unmarried man ("Grantor") executed a Warranty Deed to convey property to Joshua S. Kelso, ("Grantee") as recorded in Instrument No. 20240618-0045448, Register's Office for Davidson County, Tennessee, and

Whereas, thru inadvertence and mistake, the legal description in the body of the document contained errors; and

Whereas, in order to correct the scrivener's error, I, Nikki Kemp, do certify and affirm that the legal description in the aforementioned deed shall be omitted in its entirety from the body of the document, and the legal description should read as follows:

Land in Davidson County, Tennessee being Lot 174, on the unrecorded map or plan of Nawakwa Hills Powwow Addition, Section No.6, described as follows:

Beginning at a point in the Easterly margin of Ocoee Trail, said point being 1058.82 feet Southeast from an iron pin marking the intersection of the Southerly right of way of Nawakwa Trail and the Easterly right of way of Ocoee Trail; thence North 67 deg. 01' 36" East 149.66 feet to a point; thence South 22 deg. 58' 24" West 50.40 feet to a point; thence South 67 deg. 01' 36" West 149.66 feet to a point; thence with the Easterly margin of Ocoee Trail, North 22 deg. 58' 24" East 50.40 feet to the point of beginning.

Being so stated so as to correct the scrivener's error in the original document.

Witness my hand this 31st day of July, 2024.

Nikki Kemp
Affiant
Name: Nikki Kemp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Nikki Kemp, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Goodlettsville, Tennessee, this 31st day of July, 2024.

Notary Public

My Commission Expires: 3/1/25

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 7/31/24 (date of document).

Affiant Signature

7/31/24

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 31st day of July, 2024.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202408010058557