Karen Johnson
Batch # 1167289
08/12/2024 10:16:33 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
1 pg
20240812-0060293

THIS INSTRUMENT PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Scrivener's Affidavit

STATE OF TENNESSEE
COUNTY OF Williamson

(Reference to Warranty Deed of record in Instrument No. 20210608-0076596, Register's Office for Davidson County, Tennessee.)

I, Luke Kellum, Attorney, for Bankers Title & Escrow Corporation, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. That Bankers Title & Escrow Corporation recorded a Warranty Deed from David T. Karson, Jr. and Elizabeth Urban Karzon, Co-Trustees of the Karzon Family Trust and David T. Karzon, Jr. and Elizabeth Urban Karzon, Estate of Allaire Urban Karzon to Bryan Howard, Trustee of the L1049 Trust Agreement dated June 2, 2021, recorded in Instrument No. 20210608-0076596, Register's Office for Davidson County, Tennessee. Grantees' vesting being later corrected by Scrivener's Affidavit, of record in Instrument No. 20210802-0103459, Register's Office for Davidson County, Tennessee.

2. That the legal description of said Warranty Deed was inadvertently listed incorrectly as:

   Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Lealand Manor Third Addition, a part of the Overton Lea Estates described according to a survey made by William A. Pitts, Surveyor, as follows:

   Beginning on the northerly margin of Ridge View Drive at the common corner of Lots 7 and 8, said point also being the southwest corner of property conveyed to A.M. Gant and wife, by Laura Lea Robertson as of record in Book 1394, page 125, Register's Office for said County; thence with the line between Lots 7 and 8 on the west line of the Gant property northwardly 343.1 feet to the southerly margin of Overton Lea Road; thence with the southerly margin of said Road, westwardly 201.89 feet to the corner of Lots 6 and 7; thence with the line between said lots southwardly 368.5 feet to the northerly margin of Ridge View Drive; thence with the northerly margin of said drive, eastwardly 183.40 feet to the beginning.

3. The legal description on said Warranty Deed should have been listed as follows:

   Land in Davidson County, Tennessee, being Lot 7, on the FINAL PLAT OF LOT 7 & 8, PLAN OF LEALAND MANOR THIRD ADDITION, of record in Instrument No. 20100715-0055635, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

All other matters contained in said Warranty Deed remain the same.

FURTHER, Affiant saith not.

BY: Luke Kellum, Attorney
Bankers Title & Escrow Corporation

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Luke Kellum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Attorney of Bankers Title & Escrow Corporation, and that as such he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 7 day of August 2024.

NOTARY PUBLIC

My Commission Expires: 9/30/2024

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY