THIS INSTRUMENT PREPARED BY AND RETURN TO:
ANCHOR TITLE, LLC
709 Hagan Street
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1172045 AFFIDAVIT
08/19/2024 02:02:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240819-0063510

SCRIVENER'S AFFIDAVIT TO CORRECT Instrument #20190910-0091310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned April G. Nichols, being duly sworn, certify the following:

I am a principal in Anchor Title, LLC, a licensed title insurance agency. Anchor Title, LLC recorded a Warranty Deed of record in Instrument #20190910-0091310 in the Register's Office for Davidson County, Tennessee affecting title to a parcel of land in Nashville, Tennessee known as 617 Merrylodge Court, Nashville, TN 37207, and being located on Davidson County Tax Map and Parcel: 060.00-A-050.00 CO. Said Warranty Deed contains the following typographical errors, which are scrivener's errors rather than any expression of intent by the parties thereto, and are corrected hereby:

1. The correct legal description should read:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot 72, of Pine Ridge Subdivision, Section IV, on Plat of record in Plat Book 6900, page 189, as amended in Plat Book 9700, page 102, amended in Book 9700, page 178, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Patrick Dillion Tarrants from J. Word Properties, LLC by Warranty Deed dated August 26, 2019 and recorded September 10, 2019 in Instrument #201909100091310, Register's Office for Davidson County, Tennessee.

FURTHER AFFIANT SAYS NOT.

APRIL G. NICHOLS

Personally appeared before me, the undersigned Notary Public, the within named April G. Nichols, with whom I am personally acquainted, and being duly sworn, certified the things and matters set out in the with instrument to be true and correct to the best of her knowledge, information and belief, in witness of which she executed the same before me as her free act and deed, this 19th day of ~~July~~ August, 2024.

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
Commission Expires: 10/4/2027

Tennessee Certification of Electronic Document

I, April G. Nichols, do hereby 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 8-19-2024 (date of document).

Affiant Signature

8-19-2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of August, 2024

Notary's Signature

MY COMMISSION EXPIRES: 10-4-2027

NOTARY'S SEAL

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson