RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This Instrument Prepared by and Return
Premier Escrow, LLC
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215
File No. JW2024-788

BOX 10-A

Karen Johnson
Batch # 1182378
09/17/2024 09:47:27 AM
Fees: $12.00 Taxes: $0.00

Davidson County
AFFIDAVIT
2 pgs

20240917-0071798

SCRIVENER'S AFFIDAVIT

Comes now D. Dylan Potter, Attorney, of Nashville, Tennessee, and states on oath:

1. That I or a member of my staff prepared a Warranty Deed dated June 10, 2024, of record in Instrument No. 20240614-0044617, Register's Office for Davidson County, Tennessee. Said Warranty Deed conveyed property commonly known as 2414 Scovel Street, Nashville, TN 37208 from Home Capital, LLC, a Tennessee Limited Liability Company, ("Grantor") to Shan Sun, ("Grantee").

2. That a scrivener's error was made in the legal description:

A. That through inadvertence the legal description read as follows:

> Land in Davidson County, Tennessee, being Lot No. 29 and part of Lot No. 28 on the Plan of F. T. Holman's Subdivision of Lots 41, 42, and 43 and Boyd McNairy's Plan of record in Plat Book 161, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot 29 and part of Lot 28 front 52 feet on the Northerly side of Scovel Street, formerly Madison Street, and run back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Joseph Spicer and Juantia Spicer by Warranty deed from Jena G. Reed of record in Instrument No. 20110412-0028192 Register's Office for Davidson County, Tennessee, dated March 31, 2011 and recorded on April 12, 2011, And Affidavit of Scrivener's Error recorded on November 18, 2011, in Instrument No. 20111118-0090329.
>
> Being the same property conveyed to Joseph A. Spicer and Juanita M. Spicer, husband and Wife by Quit Claim deed from Joseph Spicer and Juanita Spicer, now known as Juanita M. Spicer of record in Instrument No. 20170515-0047649 Register's Office for Davidson County, Tennessee, dated May 05, 2017 and recorded on May 15, 2017.
>
> Being the same property conveyed to Home Capital, LLC, a Tennessee limited liability company by Warranty Deed from Joseph A. Spicer and Juanita M. Spicer, husband and wife dated February 28, 2022 and recorded March 1, 2022 in Instrument No. 20220301-0023000, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

B. That the correct legal description should read as follows:

> Land in Davidson County, Tennessee, being Lot No. 29 and part of Lot No. 28 on the Plan of F. T. Holman's Subdivision of Lots 41, 42, and 43 and Boyd McNairy's Plan of record in Plat Book 161, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot 29 and part of Lot 28 front 52 feet on the Northerly side of Scovel Street, formerly Madison Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Joseph Spicer and Juantia Spicer by Warranty deed from Jena G. Reed of record in Instrument No. 20110412-0028192 Register's Office for Davidson County, Tennessee, dated March 31, 2011 and recorded on April 12, 2011, And Affidavit of Scrivener's Error recorded on November 18, 2011, in Instrument No. 20111118-0090329.

Being the same property conveyed to Joseph A. Spicer and Juanita M. Spicer, husband and Wife by Quit Claim deed from Joseph Spicer and Juanita Spicer, now known as Juanita M. Spicer of record in Instrument No. 20170515-0047649 Register's Office for Davidson County, Tennessee, dated May 05, 2017 and recorded on May 15, 2017.

Being the same property conveyed to Home Capital, LLC, a Tennessee limited liability company by Warranty Deed from Joseph A. Spicer and Juanita M. Spicer, husband and wife dated February 28, 2022 and recorded March 1, 2022 in Instrument No. 20220301-0023000, Register's Office of Davidson County, Tennessee.

The New Owner is assuming the mortgage recorded in Instrument No. 20230109-0001570, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

3. That this Affidavit is given to correct any defect in title by reason of the aforesaid defective instrument.

Further, the Affiant sayeth naught.

D. Dylan Potter, Attorney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Dylan Potter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 16th day of ~~June~~ September, 2024.

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
August 30, 2028
STATE OF TENNESSEE

Notary Public