THIS INSTRUMENT PREPARED BY:
Andy Maloney, Esq.
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Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1187249 AFFIDAVIT
09/27/2024 11:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240927-0075100

AFFIDAVIT OF SCRIVENER'S ERROR

This Affidavit is being executed for the purpose of correcting the legal description on the Warranty Deed of record in Instrument Number 20110914-0071356, Register's Office for Davidson County, Tennessee. Said deed was granted by **Leamon Andrews and Marianna Andrews** to **Douglas E. Betty and Laura R. Betty, husband and wife.**

Comes now ANDREW H. MALONEY, who, having first been duly sworn according to law, depose and say:

1. Nashville Title, LLC prepared the above-mentioned Warranty deed, and I, Andrew H. Maloney was the President of Nashville Title, LLC.

2. On or about the 14th day of September, 2011, my office, prepared a Warranty Deed in which **Leamon Andrews and Marianna Andrews**, conveyed a certain parcel of land in Davidson County to **Douglas E. Betty and Laura R. Betty, husband and wife**, which Warranty Deed is of record in Instrument Number 20110914-0071356, Register's Office for said County.

3. That the property description on the Warranty Deed identified the plat page incorrectly as follows:

   Parcel 1: 1309 ,Jones Ave:

   Being Lot No. 2 on the plan of A.B. Spain's Subdivision of the Lischey Gardens, of record in Book 161, page 116, Register's Office for Davidson County, Tennessee.

   Beginning on the easterly margin of Jones Avenue, 135 feet North of the South corner of Lot No. 2, thence North 50 feet along the easterly margin line of Jones Avenue, then East 1510 feet to a dead line, thence South 50 feet to an iron pin, and thence West 150 feet to the point of beginning at an iron pin.

   Being the same property conveyed to Leamon Andrews and wife, Marianna Andrews, by deed from A.O. Gillem, on February 1, 1985, of record in Book 6485, page 853, Register's Office for Davidson County, Tennessee.

4. That the intent of the parties to the transaction was that the deed should have stated as follows:

   Parcel 1: 1309 ,Jones Ave:

   Being part of Lot No. 2 on the plan of A.B. Spain's Subdivision of the Lischey Gardens, of record in Book 161, page 116, Register's Office for Davidson County, Tennessee.

Beginning on the easterly margin of Jones Avenue, 135 feet North of the South corner of Lot No. 2, thence North 50 feet along the easterly margin line of Jones Avenue, then East 150 feet to a dead line, thence South 50 feet to an iron pin, and thence West 150 feet to the point of beginning at an iron pin.

Being the same property conveyed to Leamon Andrews and wife, Marianna Andrews, by deed from A.D. Gillem, on February 1, 1985, of record in Book 6485, page 858, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS AS FOLLOWS:

Right-of-Way Acquisition
Beginning at a point in the existing Right-of-Way of Jones Avenue, 16 feet right of station 13+47.67 Project 0l-R-05;

Thence: With the easterly Right-of-Way of Jones Avenue, North 14° 06' 34" East, 50.02 feet to a point 16 feet right of station 13+97.68 Project 0l-R-05;

Thence: Leaving the easterly Right-of way of Jones Avenue, South 75° 53' 26"East, 9 feet to a point;

Thence: South 14° 06' 34" West, 50.02 feet to a point;

Thence: North 75° 53' 26" West, 9 feet to the point of beginning.

Said portion of land contains 450.15 square feet, or 0.01 acres.

Temporary Construction Easement
Beginning at a point 25 feet right of station !3+47.67 Project 0l-R-05;

Thence: North 14° 06' 34" East. 50.02 feet to a point 25 feet right of station 13+97.68 Project 0l-R-05;

Thence: South 75° 53' 26" East, 20 feet to a point;

Thence: South 14° 06' 34" West, 50.02 feet to a point;

Thence: North 75° 53' 26" West, 20 feet to the point of beginning.

Said portion of land contains I 000.33 square feet, or 0.023 acres.

Being a portion of Leamon Andrews and wife Marianna Andrews property as shown on Property Map 071-16-0 044, recorded in Deed Book 6485, Page 858, in Registers Office Davidson County, Tennessee.

Further affiants say not.

ANDREW H. MALONEY

STATE OF Tennessee }
COUNTY OF Williamson }

Sworn to and subscribed before me this 27 day of September, 2024.

My commission expires:
2/7/2026

NOTARY PUBLIC

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, ANDREW H. MALONEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27 day of September 2024.

My Commission expires:
2/7/2026

NOTARY PUBLIC

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 **9/27/2024** (date of document).

Affiant Signature
Date **9/27/2024**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **27** day of **September**, 20**24**.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY