This Instrument Prepared By:
Music City Title, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1191036 AFFIDAVIT
10/08/2024 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241008-0078070

SCRIVENER'S AFFIDAVIT

Affiant, Ashley Rudy, who is over the age of eighteen (18) years of and whose address is 4301 Hillsboro Pike, Suite 110, Nashville, TN 37215, states as follows:

1. On the 4th day of January, 2024, I prepared the Warranty Deed of record at Instrument No. 20240104-0000890, Register's Office for Davidson County, Tennessee, recorded on January 4, 2024.

2. The Warranty Deed contains a scrivener's error in the legal description. This error was unintentional.

3. The legal is as follows:

Land in Davidson County, Tennessee, being Lot No. 11, on the plan of Lena Court of record in Book 1835, Page 8, said Register's Office, to which reference is made for a more complete description.

Less and except:
A part of Lot No. 11 conveyed to Metropolitan Government of Nashville and Davidson County in Warranty Deed recorded October 20, 1981, in Book 5809, Page 89, Said Register's Office and further described below:

BEGINNING at a point on the easterly right-of-way line of 28th Avenue North, said point being common corner of property belonging to Alice W. Jew; thence northwesterly along the right-of-way line for a distance of 5 feet, more or less, to a point; thence north-easterly for a distance of 100 feet, more or less, to a point; thence southeasterly along the common property line of Parcels 425 and 426, of Map 92-6, for a distance of 5 feet, more or less, to a point on the northerly right-of-way line of Booker Street; thence southwesterly for a distance of 100 feet, more or less, to the point of beginning and containing therein an area of 500 square feet, more or less,

Being the same property conveyed to Chawonda Harris, by Administratrixes' Quitclaim Deed from Shawnika Brewer and Chawonda Harris, as Co-Administratrixes of the Estate of Dwight Killebrew, and individually and Dwight D. Compton, of record in Instrument No. 20120713-0061703, in the Register's Office of Davidson County, Tennessee, dated May 07, 2012, and recorded on July 13, 2012. See also that Affidavit of Heirship recorded December 16, 2022, in Instrument No. 20221216-0130320, in the Register's Office of Davidson County, Tennessee.

This Affidavit is made of my personal knowledge for the purpose of correcting the error described above.

Dated this 8th day of October, 2024.

Affiant, Ashley Rudy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of October, 2024, before me personally appeared Ashley Rudy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

My Commission Expires: 1-22-25

SONDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2025
MAURY COUNTY

Notary Public

Certificate of Authenticity

I, Sondra Mowgey, 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 October 8, 2024.

Date

Affiant Signature

October 8, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of October, 2024.

Notary's Signature

My Commission Expires: 3/1/2025
Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY