Karen Johnson
Batch # 1208810
11/27/2024 09:57:25 AM
Fees: $12.00 Taxes: $0.00

Davidson County
AFFIDAVIT
1 pg

20241127-0092826

THIS INSTRUMENT PREPARED BY:
Bankers Title & Escrow Corporation
3310 West End Avenue #540
Nashville, TN 37203

Scrivener's Affidavit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

(Reference to Quitclaim Deed of record in Instrument No. 20240208-0008854
Register's Office for Davidson County, Tennessee.)

I, Hillary Smith, Attorney at 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 prepared and recorded a Quitclaim Deed, executed by Beverly Wilson, unmarried, as to her fifty percent (50%) undivided interest, as Grantor, to The Beverly Wilson Revocable Living Trust u/a/d December 28, 2023, as Grantee, of record in Instrument No. 20240208-0008854, Register's Office for Davidson County, Tennessee (hereinafter the "Quitclaim Deed.")

2. Through inadvertence and due to scrivener's error, an unnecessary and inapplicable paragraph was added to the legal description contained in the Quitclaim Deed. Specifically, the following paragraph was contained in the Quitclaim Deed in error: "Said part of Lot No. 14 fronts 50 feet on the northerly margin of Southgate Avenue and extends back between parallel lines 303 feet to an alley."

3. The Quitclaim Deed should not have contained the paragraph quoted verbatim herein, in provision #2 above.

4. Further, through inadvertence and due to scrivener's error, the address of the real property being conveyed pursuant to said Quitclaim Deed was listed as: "13307 2nd Avenue South, Nashville, TN 37210."

5. The address of the property conveyed pursuant to said Quitclaim Deed should have been and is: 1307 2nd Avenue South, Nashville, TN 37210.

This is IMPROVED property known as 1307 2nd Avenue South, Nashville, TN 37210.

All other matters contained in the Quitclaim Deed remain the same.

FURTHER, Affiant saith not.

Hillary Smith , Attorney
Bankers Title & Escrow Corporation

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal, at office, this 26 day of November, 2024.

NOTARY PUBLIC

My Commission Expires: 11/8/27

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to or subscribed before me this 26 day of November, 2024.

NOTARY PUBLIC
My Commission Expires: 11/8/27

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

HS