Karen Johnson Davidson County
Batch# 1211886 AFFIDAVIT
12/03/2024 08:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241203-0093676

This Instrument Prepared By and Return to:

Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

Maximum Principal indebtness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

Comes now, **William E. Grones**, hereinafter referred to as Affiant, on this the 2 day of December, 2024 and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. I am an employee of Rudy Title and Escrow, LLC which is a licensed title insurance agency doing business in the State of Tennessee. In the aforesaid capacity, one of my duties is to engage in the preparation and review of various documents including Deeds, Deeds of Trust, or other similar conveyances of real estate.

2. That Quitclaim Deeds of record in Instrument **20221103-0118761, 20230424-0029870**, and **20240306-0015639** in the Register's Office for Davidson County, Tennessee all contained numerous typographical errors in the legal description for the subject property each aforementioned instrument.

3. That the legal description for the subject property as referenced in each of the aforementioned instrument incorrectly appeared as follows:

   Property having Lot No. , with the Section No. , and having the following description: Property having Lot No. with section No and having the fallowing description: Being at the point in the centerline of OLD HICKORY BLVD, at the northwest corner of Edward Property fence N.51 degrees 55 minutes E238 feet along said centerline toa point; fenced continuing N45 degrees00 minutesW675 feet to a post;N86degree 50 minutes W056.3 feet to a concrete monument; fencedN. 36 degrees 40 minutes W.848 feet to the point being and continuing 3.3 degrees, more or less. current source tit1e20220503 -0051447.

4. That the legal description for the subject property should correctly be reflected as follows:

   Land in Davidson County, Tennessee, described according to a survey by E.L. Miller and Co., Surveyors, dated May 12, 1970, as follows:

   Beginning at a point in the center line of Old Hickory Blvd. at the northeast corner of the Edwards property; thence N. 51 degrees 55 minutes E. 238 feet along said center line to a point; thence continuing N. 45 degrees 25 minutes E. 203.5 feet along said center line to a point; thence S. 83 degrees 30 minutes E. 60 feet to a point; thence S. 4 degrees 00 minutes W 675 feet to a corner post; thence N. 86 degrees 50 minutes W. 56.3 feet to a concrete monument; thence N. 36 degrees 40 minutes W. 484 feet to the point of beginning and containing 3.3 acres, more or less.

This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

AFFIANT

State of New York
County of Clinton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **William E. Grones**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2 day of December 2024.

Notary Public

My Commission Expires:

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2027

I, **Gabriel R. Lutz**, 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 **12/2/2024** (date of document).

Affiant Signature

Date **12/2/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **2** day of **December**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027