Karen Johnson Davidson County
Batch# 1224613 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
20250108-0001625

THIS INSTRUMENT PREPARED BY:
Icon Title, LLC
450 Saint Andrews Drive
Murfreesboro, Tennessee 37128
File No. 12-4600-AJ

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(a)(27)

GRANTOR: Jeffrey Scott Pollard, Executor of the Estate of Patsy Pollard, William Robert Pollard, a married man, Michael Kevin Pollard, a married man and Jeffrey Scott Pollard, a married man

GRANTEE: Joseph A. Hailey, an unmarried man

PROPERTY DESCRIPTION: Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of ABBAY HALL, SECTION II, of record in Plat Book 2331, Page 38, in Registers Office of said County.

Said Lot No. 151 fronts 78.6 feet on the Northerly side of Bellengrath Drive and runs between lines, 220.2 feet on the Easterly line and 222 feet on the Westerly line to a dead line in the rear, measuring 78.6 feet thereon.

Being the same property conveyed to Joseph A. Hailey, an unmarried man, by Warranty Deed from Jeffrey Scott Pollard, Executor of the Estate of Patsy Pollard, William Robert Pollard, a married man, Michael Kevin Pollard, a married man and Jeffrey Scott Pollard, a married man, dated November 18, 2024, recorded on November 20, 2024, of record in Instrument No. 20241120-0090507, Register's Office of Davidson County, Tennessee.

ADDRESS: 430 Bellingrath Drive, Nashville, Tennessee 37211

Comes now, Alicia Johnson, being duly sworn according to law, does hereby make oath that the following statements are true and correct to the best of my information, knowledge, and belief:

1. I, on behalf of Icon Title, LLC, prepared the Warranty Deed to convey the above-described property from Jeffrey Scott Pollard, Executor of the Estate of Patsy Pollard, William Robert Pollard, a married man, Michael Kevin Pollard, a married man and Jeffrey Scott Pollard, a married man ("Grantor") to Joseph A. Hailey, an unmarried man ("Grantee"). The said Warranty Deed was executed by the Grantor and delivered to the Grantee on November 18, 2024, and then recorded on November 20, 2024, in Instrument No. 20241120-0090507, Register's Office for Davidson County, Tennessee.

2. It has come to my attention that the said Warranty Deed contained a typographical error. It purports to convey the above-described property to Joseph A. Hailey, an unmarried man, rather than **Joseph A. Hailey III, a married man**. The reference to Joseph A. Hailey, an unmarried man, is an error, as the Grantor's correct vesting should be **Joseph A. Hailey III, a married man**.

3. Therefore, the purpose of this Affidavit is to permanently correct the vesting error in the said Warranty Deed to reflect that the Grantor intended to convey the above-described property to **Joseph A. Hailey III, a married man**.

4. All other matters contained in said Warranty Deed remain the same.

5. Further Affiant sayeth naught.

WITNESS MY HAND on this 10 day of January, 2025.

Alicia Johnson, on behalf of Icon Title, LLC

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Sworn to and subscribed before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Alicia Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 6 day of January, 2025.

ADAM MULLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 6-17-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 January 6. 2025.

Affiant Signature

8th day of January, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

