Karen Johnson Davidson County
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THIS INSTRUMENT WAS PREPARED BY:
Gardner Title & Escrow
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This affidavit is being given for the purpose of amending the Warranty Deed from Gary Mifflin, Successor Trustee of the Mary Frizzell Trust dated August 1, 2024, to Lorenso Taperia Velasquez, a married man, and Guadalupe Ruiz Santana, a married woman, dated November 29, 2024, of record in Instrument No. 20241203-0093833, and recorded on December 3, 2024 in the Register's office of Davidson County, Tennessee.

Comes now, Caitlin Lloyd-McKeighen, Affiant herein who, after being first duly sworn according to law, deposes and states upon the basis of her personal knowledge as follows:

1. On or about November 29, 2024, our office prepared said Warranty Deed to convey property located at 86 Twin Street, Nashville, TN 37209.

2. That through inadvertence, a previous out sale of the property was left out of the legal description.

3. The Description of the Property, as depicted on Exhibit "A" to the Warranty Deed should be replaced with the Description in the Exhibit "A" attached hereto.

4. That she knows of her own personal knowledge that correction of this scrivener's affidavit is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

[Signature on the following page]

FURTHER AFFIANT SAYS NOT.

Witness my hand this 9th day of January, 2025.

Gardner Title & Escrow

By: _____
Caitlin Lloyd-McKeighen, Attorney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Caitlin Lloyd-McKeighen, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an officer authorized to execute the foregoing Affidavit on behalf of Gardner Title & Escrow, and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 9th day of January, 2025.

My Commission Expires: 5-5-2025

_____
Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot Number 142 on the Map of WEST NASHVILLE HEIGHTS, of record in Plat Book 332, Page 127, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mary Ellen Mifflin, also known as Mary Ellen Frizzell, as Trustee of the Mary Frizzell Trust, Under Agreement dated the 1st day of August, 2024, by Quit Claim Deed from Mary Ellen Mifflin, also known as Mary Ellen Frizzell, of record in Instrument No. 20240815-0062474, in the Register's Office of Davidson County, Tennessee, dated August 01, 2024 and recorded on August 15, 2024. The said Mary Ellen Frizzell, as Trustee died on September 27, 2024. Also see Certification of Trust recorded in Instrument No. 20240815-0062475.

Being the same property conveyed to Mary Ellen Frizzell and husband, Billy M. Frizzell, by Quit Claim Deed from Mary Ellen Frizzell also known as Mary Ellen Mifflin, of record in Book 11632, Page 606, in the Register's Office of Davidson County, Tennessee, dated August 19, 1999, and recorded on August 24, 1999. The said Billy M. Frizzell died on November 06, 2015, leaving Mary Ellen Frizzell as surviving tenant by the entirety.

Being the same property conveyed to Mary Ellen Frizzell, also known as Mary Ellen Mifflin, by Quit Claim Deed from George Douglas Parrish, of record in Book 8333, Page 327, in the Register's Office of Davidson County, Tennessee, dated April 17, 1991, and recorded on April 19, 1991.

Being the same property conveyed to George Douglas Parrish and Mary Ellen Mifflin, Tenants in Common, by Quit Claim Deed from Dewey Parrish and wife, Edna Parrish, of record in Book 7163, Page 274, in the Register's Office of Davidson County, Tennessee, dated March 09, 1987, and recorded on March 10, 1987.

Being the same property conveyed to Dewey Parrish and wife, Edna Parrish, by Installment Deed from Marie Dunn, a widow, of record in Book 2154, Page 552, in the Register's Office of Davidson County, Tennessee, dated July 25, 1953, and recorded on July 30, 1953.

INCLUDED in the above description, but EXCLUDED from this conveyance is the following described property conveyed to the State of Tennessee, by Warranty Deed from Mary Ellen Frizzell and husband, Billy M Frizzell, dated December 19, 2001, of record in Instrument No. 20011229-0144341, in the Register's Office for Davidson County, Tennessee:

Land in Davidson County, Tennessee, being more particularly described, as follows:

BEGINNING at a point on the west line of the property common with property owned by John Page Walker, et ux of record in Book 7281, Page 909, Register's Office for Davidson County, said point being on the north proposed right of way of Relocated Twin Street, and being 6.050 meters (19.85 feet) left of Relocated Twin Street survey centerline station 1+715.896; thence in a northeasterly direction with a curve to the left having a radius of 2,793.950 meters (9,166.484 feet) along the proposed right of way of Relocated Twin Street an arc length of 15.285 meters (50.148 feet) to a point on the east line of the property owned, the common line with property owned by Billy Debusk and Annabelle Debusk, of record in Book 8530, Page 877, and being 6.050 meters (19.85 feet) left of Relocated Twin Street survey centerline station 1+731.222; thence south 05 degrees 03 minutes 00 seconds east along the common line, and being 9.913 meters (32.524 feet) to a point on the southeast corner of the property, the common corner with property owned by Billy Debusk and Annabelle Debusk said point being on the north existing right of way of Twin Street; thence south 79 degrees 51 minutes 39 seconds west along the existing right of way of Twin Street, and being 15.300 meters (50.198 feet) to a point located point located on the southwest corner of the property, the common corner with property owned by John Page Walker, et ux; thence north 05 degrees 03 minutes 00 seconds west along the common line, and being 10.010 meters (32.841 feet) to the POINT OF BEGINNING, containing 151.700 square meters (1,633 square feet), more or less.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 9, 2025.

Signature
Date: January 9, 2025

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 9th day of January, 2025 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025