Karen Johnson Davidson County
Batch# 1228885 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
20250122-0005117

Prepared by:
Wagon Wheel Title
204 South 11th Street
Nashville, TN 37206

SCRIVENER'S AFFIDAVIT

State of Tennessee
County of Davidson

The undersigned, Sarah Hazlewood, being first duly sworn, deposes and makes oath as follows:

I prepared the following documents:

1. Warranty Deed dated November 25, 2024, from Brooke Jennifer Redeyoff, a single woman, to Joseph Tate, an unmarried man and Kerry Ann D'Amico, an unmarried woman, as joint tenants with right of survivorship, which was recorded in Instrument No. 20241126-0092383, Register's Office for Davidson County, Tennessee;

The legal description of the real property contained in the above-referenced instrument is incorrect in that the lot number is wrong. The correct legal description is attached hereto as Exhibit A.

Therefore, in order to comply with the intentions of the parties to said instruments, the legal description of real property attached hereto as Exhibit A is hereby substituted in its entirety for the legal description originally contained in the above-referenced instruments.

Witness my hand this 22nd day of January, 2025.

Sarah Hazlewood
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah Hazlewood, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of January, 2025.

Notary Public

MONICA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Bransford Realty Company's Subdivision of Maxey Ave and Gallatin Road Property, as of record in Book 332, Page 44, Register's Office for Davidson County, Tennessee. Said Lot No. 58 fronts 50 feet on the Westerly side of Davis Avenue and extends back 206 feet 9 inches on the Northerly side and 213 feet 6 inches o[n] the Southerly line, to an alley measuring 51 feet thereon.

Being the same property conveyed to Brooke Jennifer Redeyoff, a single woman by Warranty Deed from Emily Johanna Wilson and Robert Wilson, wife and husband of record in Instrument No. 202109200125955 Register's Office for Davidson County, Tennessee, dated September 16, 2021 and recorded on September 20, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2909 Davis Avenue, Nashville, TN 37216.

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 22, 2025.

Affiant Signature

22nd day of January, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028