This Instrument Was Prepared By:
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Karen Johnson Davidson County
Batch# 1245877 AFFIDAVIT
03/11/2025 02:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250311-0018432

SCRIVENER'S AFFIDAVIT

The undersigned, Andrea P. Perry, being duly sworn, deposes and says that:

1. I prepared the Quitclaim Deed dated March 9, 2023, executed by Lizzie M. Leggs, to 927 11th Avenue North, LLC with regard to certain real property located at 927 11th Avenue North, Nashville, Davidson County, Tennessee 37208, of record in Instrument Number 20230313-0018159, Register's Office for Davidson County, Tennessee (the "Deed").

2. Through an inadvertent drafting error, it was discovered that the legal description for the Property in the Deed has an erroneous book reference.

3. The Deed is hereby corrected for the scrivener's error by deleting the legal description of the Property in its entirety and replacing it with the legal description in Exhibit A attached and incorporated herein, as if the same was a part of the Deed when recorded.

Signed, sworn and dated this 11th day of March, 2025.

Andrea P. Perry

Sworn to and subscribed before me
this 11th day of March, 2025.

Notary Public

My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

Exhibit A

[Legal Description]

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

Lot No. 23 on the Plan of Johnson Bransford's Subdivision of Three Parts of Lot No. 158 of Judge John McNairy's Mansion House Tract, as of record in Book No. 161, page 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 37 feet on the westerly side of 11th Avenue, North formerly Cumberland Street, and runs back between lines 154 feet, more or less, to an alley.

Being the same property conveyed to Lizzie M. Leggs by Final Decree Confirming Sale of record in Instrument No. 20081205-0117975, Register's Office for Davidson County, Tennessee.

This is improved property also known as 927 11th Avenue North, Nashville, Davidson County, Tennessee 37208.

Certificate of Authenticity

I, Holly A Mason, 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 3/11/25

Affiant Signature

3/11/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 11 day of March, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028