THIS INSTRUMENT PREPARED BY
Charles R. Frazier, Attorney at Law 5258B Murfreesboro Road, Lavergne, TN 37086

Karen Johnson Davidson County
Batch# 1245967 AFFIDAVIT
03/14/2025 06:38:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250314-0018557

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

AFFIDAVIT OF SCRIVENER'S ERROR

I, Charles R Frazier. Esq, being duly sworn, depose and state as follows:

1. I am the scrivener responsible for preparing the deed dated October 9, 2024, recorded in Instrument No. 20241106-0086231, of record in the Davidson County Register of Deeds. This deed remised, released, and forever quitclaimed from William Patton, Jr., all interest in the property to William Patton, Jr., Trustee of the Music City Legacy Trust Dated October 9, 2024.
2. It has come to my attention that there are typographical errors on Page 1 of 3 of the deed as follows:
    a. The property description includes an errant references to the wrong Lot and included all lots listed on the original 2015 Warranty Deed as follows: "Land in Davidson County, Tennessee, being Lots **31, 32, 37, 38, 41**, 42, **43 and 44**, FINAL PLAT, SECTION TWO, VANTAGE POINTE (FORMERLY NORTH FORTY), as shown on plat of record in Instrument No. 20060406-0040015, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.," **instead of the correct property description** "Land in Davidson County, Tennessee, being Lot 42 FINAL PLAT, SECTION TWO, VANTAGE POINTE (FORMERLY NORTH FORTY), as shown on plat of record in Instrument No. 20060406-0040015, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property."

3. This error was inadvertent and did not affect the intent of the parties to the transaction.
4. This affidavit is made to correct the aforementioned error and to confirm the correct property description as intended by the parties at the time of the transaction. I have attached an Exhibit representing the parties' intent to the transaction.

I swear under penalty of perjury that the foregoing is true and correct to the best of my knowledge.

SIGNED on this the 10th day of March 2025

Charles R. Frazier, Esq

OATH AND ACKNOWLEDGMENT

On March 10, 2025, I, a Notary Public, authorized and qualified by law, personally met **Charles R Frazier**, who is either known to me or verified his identity with reliable evidence, and who signed the Scrivener's Affidavit in front of me. He stated that he signed the affidavit voluntarily and truthfully, and that he corrected the scrivener's error as described in the document.

As proof of this, I have signed and stamped this notary oath and acknowledgment on the date shown above.

Notary Public

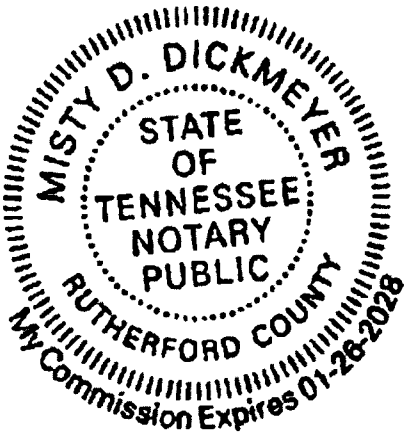
KRISTIE LYNN MCCURDY
TENNESSEE NOTARY PUBLIC
My Comm Exp. Oct 21, 2028
COUNTY OF RUTHERFORD

My commission expires:

10/21/28

EXHIBIT TO AFFIDAVIT OF SCRIVENER'S ERROR

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF RUTHERFORD THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00. William Patton William Patton, Jr., Trustee SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF OCTOBER 2024. Misty D. Dickmeyer Notary Public (AFFIX SEAL) My Commission Expires: 1-26-28



THIS INSTRUMENT PREPARED BY
Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO: N E W O W N E R	MAP-PARCEL NUMBERS:
(NAME) Music City Legacy Trust	(NAME) Same	041030A10400CO
(ADDRESS) PO Box 42	(ADDRESS) Same	
(CITY) (STATE) (ZIP) Whites Creek, TN 37189	(CITY) (STATE) (ZIP) Same	

KNOW ALL MEN BY THESE PRESENTS that William Patton, Jr, Trustee of the Music City Lands Trust for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever **quitclaim** unto William Patton, Jr, Trustee, or his successors in interest, of the Music City Legacy Trust dated October 9, 2024, and any amendments thereto, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 42 FINAL PLAT, SECTION TWO, VANTAGE POINTE (FORMERLY NORTH FORTY), as shown on plat of record in Instrument No. 20060406-0040015, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

---------- [Space Below This Line For Recording Data] ----------

EXHIBIT TO AFFIDAVIT OF SCRIVENER'S ERROR

Being the same property conveyed to Idella M. Lawrence, being the same person as Idella M. Patton, Trustee of the Music City Lands Trust by Warranty Deed dated April 1, 2015, from Danny Lassiter, of record by Instrument No. 20150406-0030038 in the Register's Office for Davidson County, Tennessee.

This improved property is known as 1278 Goodmorning Drive, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

WITNESS MY HAND this 9th day of October 2024.

GRANTOR:

William Patton

William Patton, Jr., Trustee

{Notary signature on the following page}

---------- [Space Below This Line For Recording Data] ----------

EXHIBIT TO AFFIDAVIT OF SCRIVENER'S ERROR

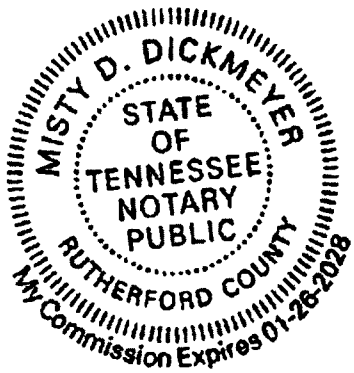
STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, William Patton, Jr., Trustee, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing QUITCLAIM DEED for the purposes therein contained.

Witness my hand and official seal this the 9th day of October 2024.

Misty D. Dickmeyer
NOTARY PUBLIC

My commission expires: 1-26-28



---------- [Space Below This Line For Recording Data] ----------

Certificate of Authenticity

I, Charles R. Frazier, do hereby make an 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 March 10, 2025.

Charles R Frazier, Esq, Attorney at Law
Dated: March 10, 2025

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

Sworn to and subscribed before me on this, the 10th day of March 2025.

Notary Public

KRISTIE LYNN MCCURDY
TENNESSEE NOTARY PUBLIC
My Comm Exp. Oct 21, 2028
COUNTY OF RUTHERFORD

My Commission Expires: 10/21/28