Karen Johnson Davidson County
Batch# 1247945 AFFIDAVIT
03/19/2025 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250319-0019597

This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Margaret R. Means, hereinafter referred to as Affiant, on this the 13th day of February, 2025, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Affiant prepared a Warranty Deed recorded October 26, 2020 in **Instrument No. 20201026-0123954** in the Register's Office for Davidson County, Tennessee, between **Kevin M. Warren and Tessa Atkins Warren** and **Katie Ann McPherson and James Brice McPherson** in regards to the property located 413 N 16th Street, Nashville, Tennessee 37206**.**

2. That the above-mentioned Warranty Deed was recorded with a clerical and typographical error in the Legal Description contained therein with an incorrect reference to Lot 254.

3. That the correct Legal Description should read as follows:
Land in Davidson County, Tennessee, being Lots Nos. 251, 252, part of Lot **245** and the Westerly 35.5 feet of Lot 246 on the Map of McEwen Place as of record in Book 332, Page 133, Register's Office for said County, being more particularly described as follows:

   Beginning on the Easterly margin of North 16th Street at a point 60.0 feet South of the Southerly margin of McEwen Avenue, said point being the corner of Lots Nos. 250 and 251 ; thence with the Easterly margin of North 16th Street, Southwardly 60.0 feet to the corner of Lots Nos. 252 and 253; thence with the line between said two lots, and with the line between Lots Nos. 244 and 245, Eastwardly 147.5 feet; thence Northwardly 10.0 feet; thence Eastwardly 23.5 feet; thence at right angles Northwardly 50.0 feet to the line between Lots Nos. 246 and 247; thence with the line between said two lots and with the line between Lots Nos. 250 and 251, Westwardly 171.0 feet to the Beginning

4. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Margaret R. Means

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, **Margaret R. Means**, 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.

WITNESS my hand and official seal this the 13 day of FEBRUARY, 2025.

Notary Public

My Commission Expires: _____



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 February 13, 2025(date of document).

Brian Mitchell

Affiant Signature

Date March 14, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 03-16-26

