Karen Johnson Davidson County
Batch# 1272272 AFFIDAVIT
05/13/2025 08:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250513-0037388

Instrument Prepared By:
Mackie Wolf Zientz & Mann, P.C.
Park East
725 Cool Springs Blvd, Suite 140
Franklin, TN 37067
(615) 238-3630
MWZM No.: 25-000418-673-1

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary, personally appeared, J.P. Sellers, who is well known to me and said person stated as follows:

1. That he has reviewed the following legal description in a document(s) for recording in the public records:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land located in Davidson County, Tennessee, being Lot No. 8 on the Plan of Pharris Place Subdivision, Phase **Three**, per plat of record at Instrument No. **20060324-0033840**, Register's of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property convey to Deborah Boaz by deed from Danny Roark d/b/a Danny Roark Custom Built Homes, dated January 26, 2007 and filed for record as Instrument No. 20070201-0013329 in the Register`s Office for Davidson County, Tennessee.

This property is commonly known as: 540 Rothwood Avenue, Madison Tennessee 37115.

Description taken from prior conveyance without the benefit of a new survey.

The property is more commonly known as 540 Rothwood Avenue, Madison Tennessee 37115.

2. That the document(s) containing the above legal description is (are) as follows:

Deed of Trust, recorded on February 1, 2007, as instrument number 20070201-0013330.

That the correct legal description for the property is as follows:

Land located in Davidson County, Tennessee, being Lot No. 8 on the Plan of Pharris Place Subdivision, Phase **Four**, per plat of record at Instrument No. **20060411-0041782**, Register`s **Office** of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property convey to Deborah Boaz by deed from Danny Roark d/b/a Danny Roark Custom Built Homes, dated January 26, 2007 and filed for record as Instrument No. 20070201-0013329 in the Register's Office for Davidson County, Tennessee.

This property is commonly known as: 540 Rothwood Avenue, Madison Tennessee 37115.

Description taken from prior conveyance without the benefit of a new survey.

3. That he knows of his own personal knowledge, having reviewed the chain of title, that the correction of this scrivener's error 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.

FURTHER AFFIANT SAYS NOT.

Mackie Wolf Zientz & Mann, P.C.

J.P. Sellers
Attorney at Law

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned, personally appeared J.P. Sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the foregoing Affidavit 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 12 day of May, 2025.

Notary Public (Affix Seal)

My commission expires: 05/04/2032.

BRIDGETT MCKINNEY
Notary Public-Arkansas
Pulaski County
My Commission Expires 05-04-2032
Commission # 12718856

Tennessee Certification of Electronic Document

I, J.P. Sellers, 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 correct copy of the original document executed and authenticated according to law on 5/12/2025.

JPS
Affiant Signature

May 12, 2025
Date

State of Arkansas
County of Pulaski

Sworn to and subscribed before me this 12 day of May, 2025.

Bridgett McK
Notary's Signature

MY COMMISSION EXPIRES: 05/04/2032

Notary's Seal (If on paper)

BRIDGETT MCKINNEY
Notary Public-Arkansas
Pulaski County
My Commission Expires 05-04-2032
Commission # 12718856