This instrument prepared by:
Structure Title Group, LLC
1000 Hollingshead Cir
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 1280010 AFFIDAVIT
05/30/2025 03:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250530-0042801

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

AFFIDAVIT OF SCRIVENER'S ERROR
(Correction of Warranty Deed of Record in Instrument 20250515-0038373, Register's Office for Davidson County, Tennessee)

Comes now **J.D. KIOUS** who, having first been duly sworn according to law, deposes and says:

1. That I am an attorney at law licensed to practice in the Courts of the State of Tennessee, maintaining a law office in Murfreesboro, Tennessee;

2. That on or about May 14, 2025, my office prepared a Warranty Deed recorded in Instrument 20250515-0038373, Register's Office of Davidson County, Tennessee;

3. By mistake and inadvertence said Warranty Deed contained a legal description with typographical errors.

4. The correct and intended legal description, which shall replace the legal description stated in said Warranty Deed, is as follows:

   Land in Davidson County Tennessee described as follows:

   Being Lot No. 15 on a plan of Scenic View Subdivision in the 4th Civil District of Davidson County, Tennessee according to an unrecorded plan prepared by W.W. Turner Company: Engineers on September 14, 1948, but not of record.

   Said Lot is more particularly described as follows:

   Starting with a concrete monument at the South end of the return at the Southwest corner of the intersection of Hadley Bend Road and Hickman Street, and running thence the following courses and distances.

   In a Southwesterly direction along the Easterly margin of Hickman Street a distance of 568.4 ft. to an iron pin on a line between Lots Numbers 14 and 15 and the point of beginning: thence

   In a Southwesterly direction along a line between Lots Numbers 14 and 15 a distance of 245 ft. to an iron pin on a line between Lots Numbers 15 and 23: thence

In a Southwesterly direction along the line between Lots Numbers 15 and 23 a distance of 92.4 ft. to an iron pin on the line between Lots Numbers 15 and 23: thence

In a Northwesterly direction along the line between Lots Numbers 15 and 16 a distance of 246.1 ft. to an iron pin in the Easterly margin of Hickman Street and on a line between Lots Numbers 15 and 16: thence

In a Northeasterly direction along the Easterly margin of Hickman Street a distance of 97 ft. to an iron pin in the Easterly margin of Hickman Street and on a line between Lots Numbers 14 and 15 and the point of beginning.

Being the same property conveyed to George Short and wife, Etta Carlene Short by Deed from The Nashville Industrial Corporation of record in Book 2930, Page 238, Register's Office for Davidson County, Tennessee, dated March 18, 1959 and recorded on August 14, 1959. The said George Short died on December 26, 1990 leaving Etta Carlene Short as the surviving tenant by the entirety. The said Etta Carlene Short died intestate on November 29, 2024 leaving George David Short and Loretta Carlene Simmons as her heirs-at-law as evidenced by Affidavit of Heirship of record in Instrument No. 20250121-0004679 and Instrument 20250515-0038260 Register's Office for Davidson County, Tennessee.

Further affiant says not.

J.D. KIOUS

Sworn to and subscribed before me this 30 day of MAY, 2025.

JOHN PARKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 08-7-25

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 30 day of MAY, 2025, before me personally appeared J.D. Kious, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 30 day of MAY, 2025.

Notary Signature
My commission expires: 08-7-25

JOHN PARKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Certificate of Authenticity

I, Lisa Wagner, 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 **5/30/25**.

Date

Affiant Signature

5/30/25

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **30th** day of **May**, 2025.

Notary's Signature

My Commission Expires: **9/21/25**

Date

Notary's Seal (if on paper)

