After recording return to:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File Number: 3550515

Karen Johnson Davidson County
Batch# 1288133 AFFIDAVIT
06/20/2025 12:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250620-0048513

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Scrivener's Affidavit

STATE OF Pennsylvania)
)
COUNTY OF Allegheny)

Jen Everly, hereinafter known as "Affiant", of lawful age, first being duly sworn, upon my oath, deposes and says:

1. That I am Title Clearance Cardinator (insert title) of mortgage Connect, acting on behalf of, and with the authority of mortgage Connect.

2. I have personal knowledge of the facts and matters stated herein.

3. That the following instrument for the property commonly known as: 2495 Tinnin Road, Goodlettsville, TN 37072, through inadvertence, mistake, and error, contains a scrivener's error within the legal description:

Instrument:	Warranty Deed
Grantor:	Brandi Tuck McEntyre and Brandon Lynn McEntyre, wife and husband
Grantee:	Lenin Fernandez, Jr., single and Lenin Fernandez, Sr., single, and Dustin Fernandez, single, as tenants in common with right of survivorship
Date of Instrument:	December 31, 2020
Instrument Number:	20210105-0001514
Date Recorded:	01/05/2021
County of:	Davidson, State of TN

4. This Affidavit is being filed for record in the County of Davidson, State of TN, for the purpose of correcting the legal description contained within the aforementioned instrument, more specifically, to correct: Line 6 currently shows the **lien of said Parrish** when it should show the **line of said Parrish.**

The legal description erroneously reads as follows:

BEGINNING AT AN IRON PIN SET IN THE SOUTHWESTERLY MARGIN OF TINNON ROAD 25 FEET FROM THE CENTER LINE OF SAID ROAD, CORNER TO BURL SMILEY, AND BEING THE MOST NORTHWEST CORNER OF THIS TRACT: THENCE WITH THE MARGIN OF SAID ROAD, SOUTH 40 DEG. 35 MIN. 58 SEC. EAST 300.00 FEET, TO AN IRON PIN SET, IN THE MARGIN OF SAID ROAD, CORNER TO TRACT 1 THIS SURVEY; THENCE LEAVING SAID

ROAD AND WITH THE LINE OF TRACT 1, SOUTH 50 DEG. 07 MIN. 45 SEC. WEST 908.77 FEET, TO AN IRON PIN SET, AT THE TOP OF A RIDGE, CORNER TO TRACT 1 AND BEING IN THE LIEN OF ZACHARI S. PARRISH; THENCE WITH THE LINE OF THE SAID PARISH NORTH 41 DEG. 38 MIN. 42 SEC. WEST 191.42 FEET, TO AN EXISTING IRON PIN, BY AN IRON POST, CORNER TO SAID PARRISH; THENCE CONTINUING WITH THE LINE OF SAID PARRISH, NORTH 45 DEG. 52 MIN UTES 27 SEC. WEST 83.33 FEET, TO A NAIL SET, IN THE SOUTH SIDE OF A 24 INCH MAPLE TREE, CORNER TO SAID PARRISH AND THE LINE OF ETHEL ADAMSON; THENCE WITH THE LINE OF SAID ADAMSON, NORTH 41 DEG. 58 MIN. 07 SEC. EAST 491.09 FEET, TO AN EXISTING IRON PIPE, IN THE LINE OF SAID ADAMS ON, CORNER TO SAID BURL SMILEY; THENCE WITH THE LINE OF SAID SMILEY, SOUTH 40 DEG. 36 MIN. 14 SEC. EAST 99.90 FEET, TO AN EXISTING IRON PIPE, THENCE CONTINUING WITH THE LINE OF SAID SMILEY, NORTH 42 DEG. 45 MIN. 11 SEC. EAST 435.81 FEET, TO THE BEGINNING, CO NTAINING 6.11 ACRES, MORE OR LESS, AND ALSO KNOWN AS TRACT 2, ACCORDING TO AN UNRECORDED S URVEY BY RAY G. COLE, REGISTERED LAND SURVEYOR, LICENSE NO. 924, P.O. BOX 170 WHITE HOUSE, TENNESSEE 37188, DATED AUGUST 6, 1990.

5. The correct legal description should read as follows:

BEGINNING AT AN IRON PIN SET IN THE SOUTHWESTERLY MARGIN OF TINNON ROAD 25 FEET FROM THE CENTER LINE OF SAID ROAD, CORNER TO BURL SMILEY, AND BEING THE MOST NORTHWEST CORNER OF THIS TRACT: THENCE WITH THE MARGIN OF SAID ROAD, SOUTH 40 DEG. 35 MIN. 58 SEC. EAST 300.00 FEET, TO AN IRON PIN SET, IN THE MARGIN OF SAID ROAD, CORNER TO TRACT 1 THIS SURVEY; THENCE LEAVING SAID ROAD AND WITH THE LINE OF TRACT 1, SOUTH 50 DEG. 07 MIN. 45 SEC. WEST 908.77 FEET, TO AN IRON PIN SET, AT THE TOP OF A RIDGE, CORNER TO TRACT 1 AND BEING IN THE LINE OF ZACHARI S. PARRISH; THENCE WITH THE LINE OF THE SAID PARISH NORTH 41 DEG. 38 MIN. 42 SEC. WEST 191.42 FEET, TO AN EXISTING IRON PIN, BY AN IRON POST, CORNER TO SAID PARRISH; THENCE CONTINUING WITH THE LINE OF SAID PARRISH, NORTH 45 DEG. 52 MIN UTES 27 SEC. WEST 83.33 FEET, TO A NAIL SET, IN THE SOUTH SIDE OF A 24 INCH MAPLE TREE, CORNER TO SAID PARRISH AND THE LINE OF ETHEL ADAMSON; THENCE WITH THE LINE OF SAID ADAMSON, NORTH 41 DEG. 58 MIN. 07 SEC. EAST 491.09 FEET, TO AN EXISTING IRON PIPE, IN THE LINE OF SAID ADAMS ON, CORNER TO SAID BURL SMILEY; THENCE WITH THE LINE OF SAID SMILEY, SOUTH 40 DEG. 36 MIN. 14 SEC. EAST 99.90 FEET, TO AN EXISTING IRON PIPE, THENCE CONTINUING WITH THE LINE OF SAID SMILEY, NORTH 42 DEG. 45 MIN. 11 SEC. EAST 435.81 FEET, TO THE BEGINNING, CO NTAINING 6.11 ACRES, MORE OR LESS, AND ALSO KNOWN AS TRACT 2, ACCORDING TO AN UNRECORDED S URVEY BY RAY G. COLE, REGISTERED LAND SURVEYOR, LICENSE NO. 924, P.O. BOX 170 WHITE HOUSE, TENNESSEE 37188, DATED AUGUST 6, 1990.

Dated this 19th day of June, 2025.

Further Affiant sayeth not.

Jen Everly
Signature of Affiant

Jen Everly
Printed Name of Affiant

SWORN to and subscribed before me, this 19th day of June, 2025 by Jen Everly.

Melissa Plagman
NOTARY PUBLIC

My Commission Expires: June 25, 2028

Commonwealth of Pennsylvania - Notary Seal
MELISSA PLAGMAN - Notary Public
Allegheny County
My Commission Expires June 25, 2028
Commission Number 1262602

Tennessee Certification of Electronic Document

I, Kim Huggins, 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 6-19-2025 (date of document).

Kim Huggins
Affiant Signature

6-19-2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 19 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7/10/27

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Trevor C Barker, Notary Public
Allegheny County
My Commission Expires July 10, 2027
Commission Number 1434085