Karen Johnson Davidson County
Batch # 1289810 AFFIDAVIT
06/25/2025 09:42:50 AM 1 pg
Fees: $12.00 Taxes: $0.00
20250625-0049946

THIS INSTRUMENT PREPARED BY:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, TN 37203

Scrivener's Affidavit

STATE OF TENNESSEE
COUNTY OF Davidson

(Reference to Warranty Deed of record as Instrument 20031210-0176989, and Scrivener's Affidavit of Correction of record as Instrument 20250423-0031047, Register's Office for Davidson County, Tennessee.)

I, James A. Waechter, Vice-President, for Bankers Title & Escrow Corporation, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. That Bankers Title & Escrow Corporation prepared and filed for recording a Warranty deed conveying real property from Patrick J. Curran, III and wife, Deborah Curran, to James G. Archdeacon, of record as Instrument 20031210-0176989, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of Correction of record as Instrument 20250423-0031047, Register's Office for Davidson County, Tennessee.

2. That the deed and affidavit, as conveyed, contained a typing error in the legal description:

3. That the correct legal description for the property conveyed should be and is:

Land in Davidson County, Tennessee, being Lot Number 226 on the Plan of Harpeth Valley Park Resubdivision of Lots 225 and 226, Section 2, of record in Book 4060, page 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

All other matters contained in said Deeds remain the same.

FURTHER, Affiant saith not.

Bankers Title & Escrow Corporation

BY: _____ V.P.
James A. Waechter, Vice- President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James A. Waechter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be vice-president of Bankers Title & Escrow Corporation, and that as such he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 24th day of June, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 10-4-27

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)) County of Davidson))

Sworn to or subscribed to before me this 24th day of June, 2025.

_____ my commission expires: 10-4-27

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON