Karen Johnson Davidson County
Batch# 1309627 AFFIDAVIT
08/13/2025 02:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250813-0064543

Prepared by Daniel L. Wischhof, Attorney, 124 Long Hollow Pike, Goodlettsville, Tennessee 37072

AFFIDAVIT OF SCRIVENER'S ERROR
INSTRUMENT 20250718-0056695

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, the undersigned Daniel L. Wischhof, being duly sworn, state upon oath the following:

I am a licensed Tennessee attorney, and the principal of Residential & Commercial Title of Tennessee, LLC, a licensed title insurance agency. My office prepared the following instrument which appears of public record:

Warranty Deed from Nhung Hicks to Joe N. Smith
Instrument 20250718-0056695, Register's Office for Davidson County, Tennessee.

The Deed contains a typographical error. The derivation of title for the parcel conveyed therein as "Property 1" is correct; but the metes and bounds description set out for "Property 1", rather than the correct description, is a copy of the description of the property later captioned "Property 3" in that deed. The actual and correct description of said parcel is:

PROPERTY 1:

BEING A TRACT OF LAND SITUATED IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, JOELTON, TENNESSEE AND BEING PARCEL 9 AS SHOWN ON TAX MAP 21, OWNER OF RECORD BEING NHUNG HICKS, AS OF RECORD IN INSTRU. NO. 20250304-0016207, REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN PIN OLD SITUATED IN THE NORTHERLY RIGHT OF WAY LINE OF OLD CLARKSVILLE PIKE, SAID PIN BEING 19.2 FEET FROM CENTERLINE AND BEING LOCATED 1194.95 FEET SOUTHEASTERLY FROM THE CENTERLINE INTERSECTION OF CHAMBLISS ROAD AND SAID PIKE, SAID PIN ALSO BEING A CORNER COMMON WITH THE DIANE NORRIS PROPERTY, AS OF RECORD IN INSTRU. NO. 20030909-0131362, AND BEING THE SOUTHWESTERLY CORNER OF THE PROPERTY DESCRIBED HEREIN; THENCE, LEAVING THE SAID RIGHT OF WAY, AND WITH THE SAID NORRIS PROPERTY, NORTH 07 DEG 06 MIN 12 SEC EAST, PASSING A CORNER COMMON WITH THE BRANDY S. GEORGE, TRUST PROPERTY, AS OF

RECORD IN INSTRU. NO. 20230811-0062260, AT A DISTANCE OF 407.50 FEET, FOR A TOTAL DISTANCE OF 875.00 FEET TO AN IRON PIN NEW, SAID PIN BEING A CORNER COMMON WITH THE NHUNG HICKS PROPERTY, AS OF RECORD IN INSTRU. NO. 20250304-0016207 (TAX MAP 21, PARCEL 268); THENCE, WITH THE SAID HICKS PROPERTY (TAX MAP 21, PARCEL 268), THE FOLLOWING BEARINGS AND DISTANCES: THENCE, SOUTH 72 DEG 05 MIN 47 SEC EAST, 150.00 FEET TO AN IRON PIN NEW; THENCE, SOUTH 07 DEG 06 MIN 12 SEC WEST, 875.00 FEET TO AN IRON PIN NEW, SAID PIN BEING LOCATED IN THE SAID NORTHERLY RIGHT OF WAY LINE; THENCE, WITH THE SAID RIGHT OF WAY LINE, NORTH 72 DEG 05 MIN 47 SEC WEST, 150.00 FEET TO THE POINT OF BEGINNING. CONTAINING: 128,925 SQ. FT OR 2.960 ACRES, MORE OF LESS.

This was a typographical error by my office and reflects no action or intent of the grantors.

Further affiant says not.

Daniel L. Wischhof

Personally appeared before me, the undersigned Notary Public, the within named Daniel L. Wischhof, with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and, being duly sworn, verified the within Affidavit to be true upon information and belief, and executed the within instrument for the purposes therein contained, on August 13, 2025.

05-08-2028
Commission Expires

Notary Public

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 13TH day of AUGUST, 2025.

Date: 8-13-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 13TH day of AUGUST, 2025.

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY