Karen Johnson
Batch # 1359354
12/18/2025 12:12:07 PM
Fees: $12.00 Taxes: $0.00

Davidson County
AFFIDAVIT
1 pg

20251218-0100614

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

Scrivener's Affidavit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

(Reference to Warranty Deed of record in Instrument No. 20120417-0032834
Register's Office for Davidson County, Tennessee.)

I, James A. Waechter, Attorney at 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 a Warranty Deed, executed by Laura N. Leeb, by Brett Sheriff, as Attorney in Fact, and by Karen McKie Leeb, by Brett Sheriff, as Attorney in Fact, as Grantors, to Matthew J. King and Ashley King, as Grantees, of record in Instrument No. 20120417-0032834, Register's Office for Davidson County, Tennessee (hereinafter the "Warranty Deed.")

2. Through inadvertence and due to scrivener's error, the page number of the Plan of record, referenced in the legal description, was written incorrectly. The Plan of record, as recorded, was written as "Book 2, Page 4."

3. The page number of the Plan of record should have been, as is, page 24. Thus, the legal description, in its entirety, should have read: "Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of the Lindsley Subdivision of the Chadwell Tract, as shown of record in Book 2, page 24, Chancery Court for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description."

This is IMPROVED property known as 1618 Holly Street, Nashville, TN 37206.

All other matters contained in the Warranty Deed remain the same.

FURTHER, Affiant saith not.

James A. Waechter, Attorney
Bankers Title & Escrow Corporation

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 an Attorney 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 17 day of December, 2025.

NOTARY PUBLIC

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to or subscribed before me this 17 day of December, 2025.

NOTARY PUBLIC
My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028