THIS INSTRUMENT PREPARED BY:
Andy Maloney, Esq.
5120 Virginia Way, Suite B13
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1360513 AFFIDAVIT
12/22/2025 11:24:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251222-0101409

AFFIDAVIT OF SCRIVENER'S ERROR

This Affidavit is being executed for the purpose of correcting the legal description on the Warranty Deed of record in Instrument Number 20140623-0054303, Register's Office for Davidson County, Tennessee. Said deed was granted by **Steven Woodson and Mathilda Woodson,** to **Wendy J. Williams.**

Comes now ANDREW H. MALONEY, who, having first been duly sworn according to law, depose and say:

1. Nashville Title, LLC prepared the above mentioned Warranty deed, and I, Andrew H. Maloney was an attorney of Nashville Title, LLC.

2. On or about the 19th day of June, 2014, my office, prepared a Warranty Deed in which **Steven Woodson and Mathilda Woodson,,** conveyed a certain parcel of land in Davidson County to **Wendy J. Williams**, which Warranty Deed is of record in Instrument Number 20140623-0054303, Register's Office for said County.

3. That the property description on the Warranty Deed identified the plat page incorrectly as follows:

   Being part of Lot No. 21 on the plan of Georgia Industrial Realty Company's property, of record in Book 421, page 188, Register's Office for Davidson County, Tennessee, and described according to a Plat made by Norris H. Hickerson, Surveyor, November 7, 1950, as follows:

4. That the intent of the parties to the transaction was that the deed should have stated as follows:

   Land in Davidson County, Tennessee, being part of Lot No. 21 on the Plan of Georgia Industrial Realty Company's North Nashville Property of record in Plat Book 421, Page 188, in the Register's Office for Davidson County, Tennessee, and described according to a Plat made by Norris H. Hickerson, Surveyor, November 7, 1950, as follows:

   Beginning at a point in the southerly margin of Osage Street, 158.9 feet eastwardly from the northwest corner of said Lot No. 21; thence North 77 degrees east 50 feet with the margin of said Osage Street to a point; thence South 13 degrees East 148.9 feet to a point; thence South 77 degrees West 65 feet to a point; thence North 08 degrees West 150 feet to the point of beginning.

Further affiants say not.

ANDREW H. MALONEY

STATE OF TN }
COUNTY OF Williamson }

Sworn to and subscribed before me this 18th day of December, 2025.

My commission expires:
2/7/2026

NOTARY PUBLIC

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, ANDREW H. MALONEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of December, 2025.

My Commission expires:
2/7/2026

NOTARY PUBLIC

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 **12/18/2025** (date of document).

Affiant Signature
Date **12/18/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **18** day of **December**, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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