Karen Johnson
Batch # 1434965
06/17/2026 08:31:13 AM
Fees: $12.00 Taxes: $0.00
Davidson County
AFFIDAVIT
2 pgs
20260617-0054752

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, Tennessee 37027

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now Jonathan Williams, who is over eighteen (18) years of age and whose address is 4400 Harding Pike, Suite 402, Nashville, Tennessee 37205 and would state as follows:

On the 12th day of December, 2023, I prepared the Quitclaim Deed purporting to transfer property from Avondale Investors General Partnership, a Tennessee general partnership, to Norton Richard Smith, III, recorded at Instrument No. 20240103-0000588, in the Register's Office for Davidson County, Tennessee.

The Quitclaim Deed contains a scrivener's error in that the full legal description was omitted. This error was inadvertent and unintentional.

The correct legal description is as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also partially being "Reserved Parcel A," of Section One, Trinity Hills Village, as of record in Plat Book 4175, Page 62, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at a pk nail set at the intersection of the northerly right-of-way line of West Trinity Lane, 85 feet in width, and the easterly right-of-way line of Monticello Drive, 50 feet in width;

Thence leaving the northerly right-of-way line of West Trinity Lane with the easterly right-of-way line of Monticello Drive, North 15 deg 42 min 47 sec East, 287.96 feet to an iron rod set at the TRUE POINT OF BEGINNING;

Thence continuing with the easterly right-of-way line of Monticello Drive, with a curve to the left, along an arc length of 137.27 feet, the central angle of which is 25 deg 31 min 53 sec, the radius of which is 308.05 feet, the chord of which is North 02 deg 56 min 50 sec East, 136.14 feet to an iron rod set at the intersection of the southerly right-of-way line of Avondale Circle, 50 feet in width;

Thence leaving the easterly right-of-way line of Monticello Drive, with the southerly right-of-way line of Avondale Circle, with a curve to the right, along an arc length of 35.47 feet, the central angle of which is 81 deg 17 min 23 sec, the radius of which is 25.00 feet, the chord of which is North 30 deg 49 min 35 sec East, 32.57 feet to an existing iron rod;

Thence North 71 deg 28 min 17 sec East, 3.80 feet to an existing concrete monument;

Thence with a curve to the right, along an arc length of 166.80 feet, the central angle of which is 42 deg 28 min 31 sec, the radius of which is 225.00 feet, the chord of which is South 87 deg 17 min 28 sec East, 163.01 feet to an iron rod set, at a corner common with Lot 1 of said Section One, Trinity Hills Village, also being the property of Sheila W. Deberry, as of record in Instrument Number: 20170616-0060614, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Avondale Circle, with the westerly property line of said Lot 1, South 23 deg 54 min 11 sec West, 25.45 feet to an existing iron rod;

Thence South 07 deg 01 min 23 sec West, 136.07 feet to an existing iron rod;

Thence with a line through the property of Talbots View, LLC, as of record in Instrument Number: 20140714-0061862, at the Register's Office for Davidson County, Tennessee, South 89 deg 41 min 14 sec East, 163.17 feet to the POINT OF BEGINNING. Containing 28,406 square feet or 0.652 acres more or less.

Being the same property conveyed to Talbots View, LLC by quitclaim deed combine tax ID parcels as of record in Instrument Number: 20200720-0079065, at the Register's Office for Davidson County, Tennessee.

This Affidavit is made of my personal knowledge in order to correct the error above described.

EXECUTED this 12th day of June, 2026.

Jonathan Williams, Affiant

OATH AND ACKNOWLEDGMENT

On this the 12th day of June, 2026, before me, a Notary Public, duly commissioned and qualified, personally appeared Jonathan Williams, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who executed the foregoing Scrivener's Affidavit and who acknowledged that he executed the same as his free act and deed. He also made oath that he has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that he executed the within described document for the purpose of correcting the scrivener's error herein described.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

Notary Public

My Commission expires:

