This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

**SCRIVENER'S AFFIDAVIT**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Comes now, **Thomas Smith**, hereinafter referred to as Affiant, on this 7th day of June, 2011, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. The affiant is an employee of Rudy Title and Escrow, LLC.

2. On **May 12, 2011**, Rudy Title and Escrow, LLC, recorded a Quitclaim Deed for real property known as **Lot 125 in Payne, Blakemore & Cummins Addition to East Nashville**, executed by **Tommy L. Simmons**, in favor of **Sandra L. Simmons**, recorded in **Inst. No. 20110512-0036680**, Register's Office for Davidson County, Tennessee.

3. Said **Quitclaim Deed** is erroneous as the result of a scrivener's error by **Rudy Title & Escrow, LLC** in that the **Derivation clause lists the incorrect reference of Book 7418 and Page 376.**

4. That Affiant **makes this affidavit for the purpose of correcting the Derivation clause** to read as **Being the same property conveyed to the grantors by deed of record in Book 7594, Page 220, said Register's Office for Davidson County, Tennessee.**

5. This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

AFFIANT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Thomas Smith**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of June, 2011.

Notary Public

My Commission Expires: 05-10-12

BILL GARRETT, Davidson County
Trans:T20110037560 AFFIDAVIT
Recvd: 06/23/11 08:23 1 pgs
Fees:12.00 Taxes:0.00
20110623-0048085

KAZ SERMSAT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012