BILL GARRETT, Davidson County
Trans:T20140068699 AFFIDAVIT
Recvd: 09/15/14 13:10 8 pgs
Fees:42.00 Taxes:0.00
20140915-0084274

THIS INSTRUMENT PREPARED BY: John Eckert
2730 Enterprise Rd.
Orange City, FL 32763

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

COMES now Michael S. Ondo who is over eighteen (18) years of age and whose address is 1505 Grey CT, Deltona, FL and would state as follows:

On the 11 day of June, 2014, I prepared the below described Quitclaim Deed recorded as instrument No. 20140611-0050701 in the Register's office for Davidson County Tennessee, purporting to be the authorized estate representative on the signature line, and omitted my status on the first paragraph of page one.

The first paragraph, and signature line that appears of record in the Quitclaim Deed, which contains a scriveners errors is set forth as follows:

KNOW ALL MEN BY THESE PRESENTS, That I. MARIE ANN WOODFORD ESTATE, for and in Consideration do hereby quitclaim and convey, remise, release and quitclaim unto **Deryl L Baker,** his heirs and assigns, all of my right title and interest in and to the following described land in Davidson County, Tennessee to wit:

_____

Authorized Estate Representative

The proper legal description of my status should appear in the instrument recorded as instrument No. 20140611-0050701 is as follows:

A. Durable Power of Attorney) for Mary Ondo who is the only heir in law (pursuant to TCA. 31-2-103, 104) of MARIE ANN WOODFORD, for and in Consideration do hereby quitclaim and convey, remise, release and quitclaim unto **Deryl L Baker,** his heirs and assigns, all of my rights title and interest in and to the following described land in Davidson County, Tennessee to wit:

Michael S. Ondo
Attorney-in Fact for Mary Ondo

This Affidavit is made of my personal knowledge to correct the error above described. Pursuant to T.C.A. 66-24-101(a) (27) the affiant attaches a previous recorded document with the corrections made by the affiant.

EXECUTED this 3rd day of ~~August~~ Sept, 2014.

Michael S. Ondo
Attorney-in Fact for Mary Ondo

STATE OF FLORIDA
COUNTY OF VOLUSIA

OATH AND ACKNOWLEDGMENT

On this 3rd day of ~~August~~ Sept, 2014 before me a Notary public, duly commissioned and qualified, personally appeared Michael S. Ondo 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 the 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 Affidavit did further acknowledge that he executed the within described document for the purpose of correcting the scrivener's error herein described.

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

Pattie Roberson

My Commission expires: NOTARY PUBLIC

PATTIE ROBERSON
MY COMMISSION # EE048212
EXPIRES December 12, 2014
FloridaNotaryService.com
(407) 398-0153

PREPARED BY: John Eckert
2730 Enterprise Rd.
Orange City, FL 32763

FROM: Michael S. Ondo
Attorney in- Fact for
Mary Ondo heir in law
MARIE ANN WOODFORD
1505 Grey CT. Deltona, FL

TO: Deryl Baker
1009 Arcadia Ct.
Antioch TN 37013

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That I. Michael S. Ondo acting as attorney-in fact by way of Durable power of attorney (attached herewith as Exhibit "A". Durable Power of Attorney) for Mary Ondo who is the only heir in law (pursuant to TCA. 31-2-103, 104) of MARIE ANN WOODFORD, for and in Consideration do hereby quitclaim and convey, remise, release and quitclaim unto **Deryl L Baker,** his heirs and assigns, all of my rights title and interest in and to the following described land in Davidson County, Tennessee to wit:

Land in Davidson County, Tennessee, being lot no. 507 on the plan of Towne village of the Country, Section 5, of record in Book 6250, pages 783 and 784,
Said lot no. 507 fronts 55.39 feet on the easterly margin of Arcadia Court and extends back 152.44 feet along the southerly line and 101.00 feet along the northerly line to a broken line in the rear measuring 102.00 feet thereon.

IN WITNESS WHEREOF, I have hereunto set my hand on this, the 3rd day of ~~August~~ Sept 2014.

Michael S. Ondo

Michael S. Ondo

Attorney-in Fact for Mary Ondo

STATE OF FLORIDA

COUNTY OF VOLUSIA

I, A Notary Public of the State and County aforesaid, certify that within named bargainor, Michael Ondo, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the Attorney in-Fact for Mary Ondo, heir in law of MARIE ANN WOODFORD and who executed the foregoing instrument, personally appeared before me and acknowledge under oath that he executed the foregoing instrument as his free act deed for the purpose therein contained.

WITNESS MY HAND, at office in said County the 3rd day of ~~August~~ Sept, 2014

Pattie Roberson

NOTARY PUBLIC

PATTIE ROBERSON
MY COMMISSION # EE048212
EXPIRES December 12, 2014
(407) 398-0153 FloridaNotaryService.com

My commision Expires _____

EXHIBIT A.

Durable Unlimited Power of Attorney

Effective Immediately

Notice to Adult Signing this Document: This is an important document. Before signing this document, you should know these important facts. By signing this document, you are not giving up any powers or rights to control your finances and property yourself. In addition to your own powers and rights, you are giving another person, your attorney-in-fact, broad powers to handle your finances and property, which may include powers to encumber, sell or otherwise dispose of any real or personal property without advance notice to you or approval by you. **THE POWERS GRANTED UNDER THIS DOCUMENT ARE EFFECTIVE IMMEDIATELY AND WILL REMAIN IN EFFECT IF YOU BECOME DISABLED OR INCAPACITATED.** This document does not authorize anyone to make medical or other health care decisions for you. If you own complex or special assets such as a business, or if there is anything about this form that you do not understand, you should ask a lawyer to explain this form to you before you sign it. If you wish to change your durable unlimited power of attorney, you must complete a new document and revoke this one. You have the right to revoke the designation of the attorney-in-fact and the right to revoke this entire document at any time and in any manner. You may revoke this document at any time by destroying it, by directing another person to destroy it in your presence or by signing a written and dated statement expressing your intent to revoke this document. If you revoke this document, you should notify your attorney-in-fact and any other person to whom you have given a copy of the form. You also should notify all parties having custody of your assets. These parties have no responsibility to you unless you actually notify them of the revocation. If your attorney-in-fact is your spouse and your marriage is annulled, or you are divorced after signing this document, this document may become invalid. Since some third parties or some transactions may not permit use of this document, it is advisable to check in advance, if possible, for any special requirements that may be imposed. You should sign this form only if the attorney-in-fact you name is reliable, trustworthy and competent to manage your affairs. Generally, you may designate any competent adult as the attorney-in-fact under this document.

I, Mary Ondo, of 329 Murfreesboro Rd.,
City of Nashville, State of TN, as Principal,
do appoint Michael S. Ondo, of 1505 Gray Ct.,
City of Deltona, State of FL, 32725, as my
attorney-in-fact to act in my name, place and stead in any way which I myself could do, if I were personally present, with respect to all the following matters to the extent that I am permitted by law to act through an agent:

I grant my attorney-in-fact the maximum power under law to perform any act on my behalf that I could do personally, including but not limited to, all acts relating to any and all of my financial transactions and/or business affairs including all banking and financial institution transactions, all real estate or personal property transactions, all insurance or annuity transactions, all claims and litigation, and any and all business transactions.

This power of attorney shall become effective immediately and shall remain in full effect upon my disability or incapacitation. This power of attorney grants no power or authority regarding healthcare decisions to my designated attorney-in-fact.

If the attorney-in-fact named above is unable or unwilling to serve, then I appoint
Diane Ondo, of 1505 Gray Ct.,
City of Deltona, State of FL, 32738, to be my successor attorney-in-fact for all purposes hereunder.

Notary Acknowledgment

State of Tennessee County of Houston

Subcribed, sworn to and acknowledged before me by Mary Ondo, the Principal, and subscribed and sworn to before me by Melissa Jones, witness, this 13 day of June, 2012. Shafrida Thomas

Notary Signature

Notary Public,
In and for the County of Houston
State of Tennessee
My commission expires: March 8, 2016

Seal

Acknowledgment and Acceptance of Appointment as Attorney-in-Fact

I, MICHAEL S. ONDO have read the attached power of attorney and am the person identified as the attorney-in-fact for the principal. I hereby acknowledge that I accept my appointment as Attorney-in-Fact and that when I act as agent I shall exercise the powers for the benefit of the principal; I shall keep the assets of the principal separate from my assets; I shall exercise reasonable caution and prudence; and I shall keep a full and accurate record of all actions, receipts and disbursements on behalf of the principal.

Michael S Ondo — Signature of Attorney-in-Fact

6-13-12 — Date

Acknowledgment and Acceptance of Appointment as Successor Attorney-in-Fact

I, DIANE ONDO have read the attached power of attorney and am the person identified as the successor attorney-in-fact for the principal. I hereby acknowledge that I accept my appointment as Successor Attorney-in-Fact and that, in the absence of a specific provision to the contrary in the power of attorney, when I act as agent I shall exercise the powers for the benefit of the principal; I shall keep the assets of the principal separate from my assets; I shall exercise reasonable caution and prudence; and I shall keep a full and accurate record of all actions, receipts and disbursements on behalf of the principal.

Diane Ondo — Signature of Successor Attorney-in-Fact

6-13-12 — Date