Davidson County	AFFIDAVIT
Recvd: 05/08/15 10:18	2 pgs
Fees:12.00 Taxes:0.00	
20150508-0042238	

To Recorder:
List in Direct Index Under
Phyllis F. Katzoff Trust
TO
Nestor Ilagan and Olivia Ilagan

Map & Parcel 103-16-0A-047.00co

Property Address: 3901 West End Avenue, Unit 407, Nashville, TN 37205

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNT Y OF DAVIDSON)

Angela Batson, of Davidson County, Tennessee, and of lawful age, hereinafter referred as "Affiant" being first duly sworn according to law, deposes and states as follows:

1. That Affiant, prepared a Warranty Deed from **Phyllis F. Katzoff Trust u/a/ January 18, 1995, and as amended from time to time, Phyllis F. Katzoff, Trustee**

2. That the subject Warranty Deed was recorded on 01/20/15 at 10:31, of record in **Instrument Number 20150120-0005294**, in the Register's Office for Davidson County, Tennessee.

3. That through mistake and inadvertence, vesting for the Grantor is not correct and should read as follows:

   Steven A. Sciaretta, P.A., Trustee of the Phyllis S. Katzoff Trust, u/a January 18, 1995

4. Affiant makes this Affidavit for the express purpose of correcting the Grantor in the Warranty Deed recorded in Instrument Number 2015012 0005294, the Register's Office for Davidson County, Tennessee.

5. The Affiant further affirms that all other terms, clauses, and provisions in Warranty Deed recorded in Instrument Number 20150120-0005294,the Register's Office for Davidson County, Tennessee, not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

Angela Batson

STATE OF TENNESSEE)
COUNT Y OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela Batson, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of May, 2015.

My commission expires: _____

Notary Public

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

This instrument prepared by: Touchstone Title & Escrow, LLC, 318 Seaboard Lane, Ste. 114, Franklin, TN 37067.

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).