KW

BILL GARRETT, Davidson County
Trans:T20150053600 AFFIDAVIT
Recvd: 07/02/15 13:09 2 pgs
Fees:12.00 Taxes:0.00
20150702-0064321

This Instrument Prepared By:
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Cross Reference to Instrument No. 20150610-0054936,
Register's Office for Davidson County, Tennessee

SCRIVENER' S AFFIDAVIT

WHEREAS, on May 29, 2015 a Quitclaim Deed was executed by Jon Nichols, who conveyed the property described below to K. Thomas Sidwell, Trustee:

Land in Davidson County, Tennessee, being Lot No. 20, as shown on the plan of Lenox Creekside, Phase I, filed as Exhibits E1, E2 and E-3 to and established by the Master Deed of record in Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to John Nichols, by Deed from Jonathan A. Masters, of record in Instrument No. 20150610-0054935, in the Register's Office for Davidson County, Tennessee.

WHEREAS, this Quitclaim Deed was recorded on June 10, 2015 as Instrument No. 20150610-0054936, Register's Office for Davidson County, Tennessee;

WHEREAS, K. Thomas Sidwell, Trustee, conveyed same property hereinabove described property to John M. Nichols, Kathryn Nichols and Jonathan M. Kresse, as Tenants in Common with rights of survivorship;

WHEREAS, by inadvertent mistake Jonathan M. Kresse was incorrectly spelled;

WHEREAS, the correct spelling of his name should read Jonathon T. Kresse;

THEREFORE, for the express purpose of carrying out the intent of the conveyance of the Quitclaim Deed of record in Instrument No. 20150610-0054936, Register's Office for Davidson County, Tennessee, dated May 29, 2015, the conveyance is corrected to reflect K. Thomas Sidwell, Trustee does hereby convey, and forever quitclaim unto John M. Nichols, Kathryn Nichols and Jonathon T. Kresse, as Tenants in Common with rights of survivorship, the same property hereinabove described and set forth.

The purpose of the affidavit is to put all parties on notice of the above-described error and to correct the same.

Affiant, Attorney for Sidwell & Barrett, P.C., is aware that this Affidavit will be relied upon by lenders, attorneys, title holders, prospective purchasers and title insurance companies.

Sidwell & Barrett, P.C.

By: K. Thomas Sidwell
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within K. Thomas Sidwell, with whom I am personally acquainted, and who proved himself to be the President of Sidwell & Barrett, P.C., the within named bargainor, and who being authorized to do so, acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 1st day of July 2015.

Notary Public

Commission Expires:
May 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY