BILL GARRETT, Davidson County
Trans:T20150080580 AFFIDAVIT
Recvd: 09/22/15 11:16 2 pgs
Fees:12.00 Taxes:0.00
20150922-0096201

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Scrivener's Affidavit
(Reference to Quitclaim Deed of record in Instrument Number201508170082432, DCROD)

Comes now Costner Law Office, PLLC., with offices located at 725 Cool Springs Blvd, Suite 600, Franklin, Tennessee, by and through its authorized agent, and states on oath:

1. That Costner Law office, PLLC, prepared a certain Quitclaim dated June 20, 2015, wherein H.B. Adams, Jr. and Lois A. Bland conveyed certain property to B. J. Jenkins;

2. That said Quitclaim Deed was originally recorded with the Register of Deeds for Davidson County, Tennessee, in Instrument Number 201508170082432, on August 17, 2015;

3. That the derivation clause, by scrivener's error, is incomplete on the first page of said Quitclaim Deed;

4. That the derivation clause is hereby corrected by adding the following language, is as follows:

> Further, being a portion of the same property conveyed to Horace B. Adams and wife Martha E. Adams on April 5, 1948, and recorded on April 5, 1948, in Book 1579, Page 193, Register's Office for Davidson, Tennessee, Martha E. Adams having since died on or about August 2, 1979, leaving Horace B. Adams sole tenant by the entirety. Horace B. Adams died testate August 3, 2001, and said property passed to his devisees, H. B, Adams, Jr. and Lois A. Bland, pursuant to the Will of H. B. Adams, of record as instrument Number 200206030066621, Register's Office for Davidson County, Tennessee. The estate of H. B. Adams was probated in the Seventh Circuit Court for Davidson County, Tennessee, at Docket No. 01P1439, and probate was closed by said Court by Order on July 22, 2002.

5. That this affidavit is given to correct and explain the errors and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Costner Law office, PLLC.

By: _____
D. Shayne Adair, Attorney

Subscribed and sworn to before me the undersigned on this 16th day of September, 2015.

_____
Notary Public

My commission expires: 8/23/16

KATHRYN M. CASSIDY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared D. Shayne Adair, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney for Costner Law Office, PLLC, and that he is authorized to execute this instrument on behalf of Costner Law Office, PLLC.

Witness my hand and seal at Franklin, Tennessee, this 16th day of September, 2015.

_____
Notary Public

My commission expires: 8/23/16

KATHRYN M. CASSIDY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

This instrument prepared by: attorney
Costner Law office, PLLC
725 Cool Springs, Blvd, Suite 600
Franklin, TN 37067