Davidson County	AFFIDAVIT
Recvd: 10/19/15 16:25	3 pgs
Fees:17.00 Taxes:0.00	
20151019-0106299	

This instrument prepared by:
Mudter & Patterson, Attys.
3811 Bedford Avenue, Suite 205
Nashville, TN 37215

SCRIVENER'S AFFIDAVIT

Re: Correction of Quitclaim Deed from L & S Development, LLC, a Tennessee limited liability company, to Courtney Richards, recorded in Instrument No. 20150608-0053641, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, Gerald G. Patterson, Esq., states that he is an attorney with Mudter & Patterson, and makes oath that the following statements are true to the best of his knowledge, information and belief:

That Mudter & Patterson prepared a Warranty Deed dated May 29, 2015, in which L & S Development, LLC, a Tennessee limited liability company, conveyed certain real property to Courtney Richards, as recorded in Instrument No. 20150608-0053641, in the Register's Office for Davidson County, Tennessee; and

That, through inadvertence and mistake, the derivation clause of the legal description of the subject property excluded the following paragraphs at the end thereof:

Being part of the same property conveyed to L & S Development, LLC, a Tennessee limited liability company, by warranty deed dated June 16, 2014, from Gordon Baker and wife, Julia Baker, of record in Instrument No. 20140616-0052408, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to L & S Development, LLC, a Tennessee limited liability company, by quitclaim deed dated September 5, 2014, from L & S Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20140908-0081900, Register's Office for Davidson County, Tennessee.

However, the correct legal description for the subject property should have included the above-described derivation clauses.

Accordingly, this affidavit is being made to correct the legal description of the subject property by adding thereto the legal description derivation clauses set forth in italics above.

Further Affiant Sayeth Not.

Gerald G. Patterson, Esq.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 19th day of October, 2015.

NOTARY PUBLIC

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald G. Patterson, Esq., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of October, 2015.

NOTARY PUBLIC
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GERALD G. PATTERSON, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

