BILL GARRETT, Davidson County
Trans:T20160106369 AFFIDAVIT
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Fees:12.00 Taxes:0.00
20161202-0126937

This Instrument Prepared By and Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

RETURN TO:
ESCROW CORP.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Nathan Keith**, hereinafter referred to as Affiant, on this 29th day of November, 2016, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. The Affiant is employed by Rudy Title and Escrow, LLC located at 2012 21st Avenue South, Nashville, Tennessee 37212.

2. That Affiant's company assisted in the preparation and recordation of a certain Quitclaim Deed dated **June 24, 2016** whereby **Laura M. Johnson and Mary Ann Cosby** conveyed subject property to **Early Lee Johnson, Jr., a 75% undivided interest and Laura M. Johnson, an undivided 25% interest, as tenants in common with rights of survivorship**, recorded on **July 5, 2016** in **Instrument No. 20160705-0068217, Register's Office for Davidson County, Tennessee**;

3. That said Quitclaim Deed contained a clerical error in that the legal description was incorrect and the marital status of the Grantors and Grantees was not stated in said Quitclaim Deed.

4. That the legal description contained in said Quitclaim Deed should read as follows:

   Land in Davidson County, Tennessee, being the northerly 35 feet 9 inches of the southerly 71½ feet of Lot Nos. 436, 437 and 438 on the plan of Maury and Claiborne's Subdivision as of record in Book 332, page 5, Register's Office for Davidson County, Tennessee.

   Said part of Lot Nos. 436, 437 and 438 fronts 35 feet 9 inches on the easterly side of Claiborne Street and runs back between parallel lines 120 feet to a dead line.

5. That the marital status of Laura M. Johnson is unmarried.

6. That the marital status of Mary Ann Cosby is unmarried.

7. That the marital status of Early Lee Johnson, Jr. is unmarried.

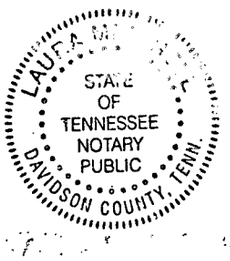
8. That Affiant makes this Affidavit to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

Nathan Keith, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid County and State, Nathan Keith, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of November, 2016.



Notary Public
My Commission Expires: 3/6/18