Property Address:
5219 Illinois Avenue
Nashville, TN 37209
Map-Par. 091110394

Davidson County	AFFIDAVIT
Recvd: 01/17/17 13:39	2 pgs
Fees:12.00 Taxes:0.00	
20170117-0004871	

SCRIVENER'S AFFIDAVIT

WHEREAS, on May 2, 2011, ESQUIRE TITLE and ESCROW, INC. prepared a Warranty Deed wherein Toni J. Rothfuss conveyed real property to Billy Jenkins and Erin C. Healey with said Warranty Deed having been recorded in Instrument No. 20140129-0007959, Register's Office for Davidson County, and;

WHEREAS, by Scrivener's error, a portion of the legal description was omitted from the Warranty Deed.

The correct legal is as follows: Being Lot 2 on the Re-Subdivision (Partition) of Lots 1202 and 1204, Block 177 Plan of No. 1 West Nashville Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee and a portion of the Westerly one-half of the Abandoned 53rd Avenue North, Book 4929, Page 917 of record in Instrument No. 20130826-0089731, as revised in Instrument No. 20140314-0021576, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Toni J. Rothfuss by deed from Geneva Hall of record in Instrument No. 20120725-0065463, Register's Office for Davidson County, Tennessee.

NOW, THEREFORE, this Affidavit is being executed for the express purpose of acknowledging and correcting the Scrivener's error pertaining to the portion of the legal description that was omitted from the Warranty Deed. The legal shall be inserted as if recorded verbatim therein upon original execution.

Signed this 13th day of January, 2017.

Esquire Title and Escrow, Inc.

BY: _____
I. Dyke Tatum, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **I. Dyke Tatum** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be **President of Esquire Title and Escrow, Inc.** the within named bargainor, and that he as such **President**, being authorized to do so, executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **13th day of January, 2017.**

_____
Theresa L. Smith — Notary Public

My Commission expires: 11/5/2018

Prepared By:
ESQUIRE TITLE & ESCROW, INC.
30 BURTON HILLS BLVD. STE. 200
NASHVILLE, TN 37215

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, I. Dyke Tatum, 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.

I. Dyke Tatum
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Theresa L. Smith, a notary public for this county and state, I. Dyke Tatum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Theresa L. Smith
Notary's Signature

My Commission Expires: 11/5/2018.

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.