BILL GARRETT, Davidson County
Trans:T20170004476 AFFIDAVIT
Recvd: 01/17/17 15:49 2 pgs
Fees:12.00 Taxes:0.00
20170117-0005044

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

SCRIVENER'S AFFIDAVIT
For
QuitClaim Deed
Of record in Instrument #20170105-0001516
Register's Office for Davidson County, Tennessee

The undersigned representative of Sidwell, Barrett & Welch, P.C. (n/k/a Sidwell & Barrett, P.C.), preparer of the above referenced QuitClaim Deed hereby certifies that by inadvertent or mistake, a clerical error was made in the preparation of the QuitClaim Deed to Tanya L. Butler, unmarried and Janita D. Simpson, unmarried, as tenants in common with rights of survivorship of record in Instrument # 20170105-0001516, Register's Office for Davidson County, Tennessee.

In the deed the Legal Description was defined as:

Land in Davidson County, Tennessee, being all of Lot No. 25 on the Plan of First Amendment Abbington Park, Phase One, Section Three, of record in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

The correct legal description should have been defined as:

Land in Davidson County, Tennessee, Being Lot No. 11 and the westerly one-half of Clarrice Avenue, abandoned, on the Plan of College Park, Block 12, of record in Plat Book 843, Page 29, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 11 and the westerly one-half of Clarrice Avenue, abandoned, adjoin and front together 75.0 feet on the south side of Maplehurst Lane and extend back between lines 162 feet 4 inches on the west line and 161 feet 2 inches on the east line to a line in the rear measuring 75.0 feet thereon.

Being the same property conveyed to Tanya L. Butler, unmarried by Quitclaim Deed from Belinda Belle Johnson, Carissa Meyer Pereira and Holly Brown Magagee dated 12/26/2007, recorded 12/28/2007, of record in Instrument No. 20071228-0148426, in the Register's Office for Davidson County, Tennessee.

THEREFORE, for the express purpose of carrying out the intent of the conveyance of the QuitClaim Deed of record in Instrument # 20170105-0001516, Register's Office for Davidson County,

Tennessee recorded January 5, 2017, the conveyance is corrected to reflect the correct legal description as stated above.

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

Witness my hand this 11 day of January, 2017.

Sidwell & Barrett, P.C.

By: K. Thomas Sidwell
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand, at office, this 11 day of January, 2017.

Notary Public

My Commission Expires: _____

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

FILE # 01288-35345