Return to: Southern Land Title & Escrow, Inc.

This Instrument was prepared by:
Southern Land Title & Escrow, Inc.
P O Box 217
Nolensville, TN 37135
File Nos. 1363-1363A

BILL GARRETT, Davidson County
Trans:T20170011014 AFFIDAVIT
Recvd: 02/06/17 14:43 2 pgs
Fees:12.00 Taxes:0.00
20170206-0012588

SCRIVENER'S AFFIDAVIT

I, Judy Painter-Rose, President of Southern Land Title & Escrow, Inc., begin first duly sworn make oath as follows:

I prepared the original Warranty Deed ("Deeds") from James Poole, Administrator of The Estate of Joseph McArthur Poole to Brad Smotherman on October 17, 2016 and recorded in Davidson County, Tennessee, Register of Deeds Office as Instrument No. 20161020-0110993. Then, further prepared the original Warranty Deed from Brad Smotherman to Southern States Property LLC, a Tennessee limited liability company on October 17, 2016 and recorded in Davidson County, Tennessee, Register of Deeds Office as Instrument No. 20161020-0110994.

The original recorded Deeds inadvertently contained a typo leaving out easterly half of Lot 43 on Deeds.

The Deeds of record currently read: Land in Davidson County, Tennessee, being Lot No. 43, on the Plan of Trinity Heights, of record in Book 161, page 38, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

The correct should read: Land in Davidson County, Tennessee, being the easterly half of Lot No. 43, on the Plan of Trinity Heights, of record in Book 161, page 38, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

ALSO, included in this Affidavit is to include that this was investment property of Brad Smotherman, Grantee in Instrument No. 20161020-0110993 and Grantor in Instrument No. 20161020-0110994 and not his personal, marital, and/or primary residence, spouse and/or any dependents.

NOW for the purpose of correcting said error I, Judy Painter-Rose, hereby acknowledge and affirm that the correct legal on both Deeds should read:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 43, on the Plan of Trinity Heights, of record in Book 161, page 38, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot. have stated being the easterly half of Lot 43. Also, this was not the personal, marital and/or primary residence of Brad Smotherman at the time of both conveyances.

IN WITNESS WHEREOF, the said Judy Painter-Rose as set his signature for the purpose herein described on this 2nd February, 2017.

Judy Painter-Rose, President

I, Judy Painter-Rose, make oath that the above Affidavit is true to the best of my knowledge, information and belief.

Judy Painter-Rose

STATE OF TENNESEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JUDY PAINTER-ROSE as President and JUDY PAINTER-ROSE, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument.

Witness my hand and official seal in Nolensville, Tennessee, this 2nd day of February, 2017.

Walter T. Dugger III
Notary Public

My commission expires: 9-13-2020

