Davidson County	AFFIDAVIT
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Fees:12.00 Taxes:0.00	
20170210-0014465	

Prepared By:
Signature Title Services, LLC
4751 Trousdale Dr. Suite 111
Nashville TN 37220

Please Record & Return to:
Signature Title Services, LLC
4751 Trousdale Dr. Ste 111
Nashville TN 37220

SCRIVENER'S AFFIDAVIT

(In Reference To Warranty Deed of record in Instrument No. 20120130-0008290, Register's Office of Davidson County, Tennessee)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes J. Andrew Wiley, Affiant herein who, after being first duly sworn according to law, deposes and states upon the basis of his personal knowledge as follows:

1.) That I, J. Andrew Wiley, am an employee of Signature Title Services, LLC ;

2.) That Signature Title Services, LLC prepared a Warranty Deed conveying certain real property bearing the street address of 5045 Colemont Drive, Antioch, TN 37013, from Regions Bank, to Joaquin Zuragoza, a married person, the same being of record in Instrument No. 20120130-0008290, Register's Office of Davidson County, Tennessee.

3.) That through mistake and inadvertence, the last name of the Grantee therein was misspelled.

4.) That the vesting of title to the subject property was intended to be and is hereby corrected to be as follows: Joaquin Zaragoza.

5.) That the purpose of this instrument is to carry out the intent of the parties to said Warranty Deed of record in Instrument No. 20120130-0008290, Register's Office of Davidson County, Tennessee, to the name(s) within which title to the subject property was to be vested.

J. Andrew Wiley

Sworn to and subscribed before me this 8th day of February, 2017.

My commission expires: 7/6/2020

NOTARY PUBLIC

BRIA I SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, within named, J. Andrew Wiley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal in Nashville, Tennessee this 8th day of February, 2017.

Notary Public
My Commission Expires: 7/6/2020

BRIA I SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

True Copy Certification

I, Kristen Traini, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY