BILL GARRETT, Davidson County
Trans:T20170014420 AFFIDAVIT
Recvd: 02/17/17 09:42 2 pgs
Fees:12.00 Taxes:0.00
20170217-0016400

This instrument prepared by:
Legends Title Services, LLC
2494 North Mt. Juliet Road, Ste. 300
Mt. Juliet, Tennessee 37122

Scrivener's Affidavit of Deed Preparation

(Reference Book/Instrument 20161221-0133852, Register's Office for Davidson County, TN)

STATE OF TENNESSEE
COUNTY OF WILSON

Comes now Tammy Sexton, who is over (18) eighteen years of age and whose address is 2494 N. Mt. Juliet Road, Ste. 300, Mt. Juliet, Tennessee 37122, and states on oath:

On the 19th day of December, 2016, I was an employee of Legends Title Services, LLC. One of my duties was to assist in the preparation of various documents including Deeds, Deeds of Trust, as well as conducting closings for real estate transactions.

Recorded in Instrument 20161221-0133852, in the Register's Office for Davidson County, was a Warranty Deed executed by Kenneth O'Toole unmarried to Joosik Samuel Choi and Cho Ja Choi, husband and wife, the description appears as follows:

> **Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section One, Merritt Downs of record in Plat at Instrument No. 20010523-0053201, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**
>
> **Being the same property conveyed to Kenneth O'Toole by Quitclaim deed from Cynthia O'Toole of record in Instrument No. 20151005-0101288 Register's Office for Davidson County, Tennessee, dated September 30, 2015 and recorded on October 05, 2015.**
>
> **Cynthia O'Toole, the spouse of Kenneth O'Toole, joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virtue of being the spouse of Kenneth O'Toole.**

This is improved property known as: **1325 Autumn Springs Lane, Old Hickory, Tennessee 37138**

The foregoing instrument contains a scrivener's error, vesting should read, by Kenneth O'Toole, unmarried to Joosik Samuel Choi and Mi Young Choi, husband and wife.

This error was unintentional.

That this affidavit is given to explain the error and to assist the present owner as well as all future owners, lenders, title examiners and insurers.

Executed this 14th day of February, 2017.

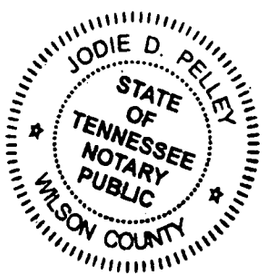
Tammy Sexton

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Tammy Sexton, with whom I am personally acquainted, and who acknowledged that she/he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 14th day of February, 2017.

My Commission Expires: 9/22/2020 Jodie D Pelley
Notary Public



File # 169936