This instrument Prepared By:
Tri-Star Title Co., LLC
106 E. College Street
Murfreesboro, TN 37130

Davidson County AFFIDAVIT
Recvd: 02/23/17 11:17 3 pgs
Fees:17.00 Taxes:0.00
20170223-0018208

SCRIVENER'S AFFIDAVIT

RE: Correction of Recording of Quitclaim Deed
Recorded January 12, 2017, from Teresa Sheppard, Grantor
to Raymond Ufford, Grantee,
appearing of record in Instrument No. 20170112-0003598
Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Comes now, Eileen Smith, who is General Manager of Tri-Star Title Co., LLC., and whose address is 106 E. College Street, Murfreesboro, TN 37130, and would state as follows:

On the 12th day of January, 2017, I was an employee of Tri-Star Title Co., LLC, one of my duties was to assist in the preparation of various documents, including Deeds, Deeds of Trust, or similar conveyances of real estate. In connection with my work, I was called upon, from time to time, to prepare and/or review real estate property conveyances.

Recorded in Instrument No. 20170112-0003598, in the Register's Office for Davidson County, Tennessee, is a Quitclaim Deed executed by Teresa Sheppard, an unmarried woman, as GRANTOR(S) to Raymond Ufford, as GRANTEE(S) or Beneficiary.

Recorded in Instrument No. 20170112-0003713, said Register's Office is a Warranty Deed executed by Timothy Sheppard, as GRANTOR(S) to Raymond Ufford, as GRANTEE(S) or beneficiary.

The foregoing Quitclaim Deed and Warranty Deed contain a scrivener's error in that the above Warranty Deed should have been recorded prior to the Quitclaim Deed.

This Affidavit is made of my personal knowledge to correct the error above described.

EXECUTED on this 6th day of February, 2017.

Eileen Smith
EILEEN SMITH

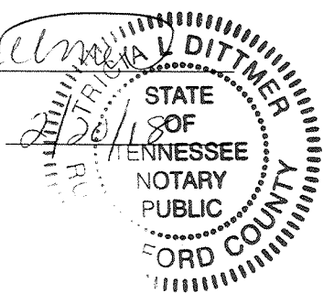
OATH AND ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me the within named Eileen Smith, of Murfreesboro, TN, who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of correcting the scrivener's error herein described.

Witness my hand and official seal this 6th day of February, 2017.

NOTARY PUBLIC
My commission expires: 2/26/18



TRUE COPY CERTIFICATION

I, **EILEEN SMITH,** 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.

Eileen Smith
EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Julie M. Robertson
Notary's Signature

My Commission Expires: 11/18/17

Notary Seal:

