BILL GARRETT, Davidson County
Trans:T20170020634 AFFIDAVIT
Recvd: 03/10/17 08:05 2 pgs
Fees:12.00 Taxes:0.00
20170310-0023619

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M175930

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED
PURSUANT TO T.C.A. 66-24-101(A) (27) et sec.

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GRANTORS: Russell Boothe and Larry George

GRANTEES: Lindsay Michelle Davis and William John Campbell Smith

PROPERTY DESCRIPTION:

Land in Davidson County, Tennessee being Lot No. 45, on the Plan of Woodale (erroneously spelled Wooddale in prior deed) Grove Annex, subdivision of Part of J. H. Gothard's lands of record in Book 547, Pages 109 and 110, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Included in the above description, but excluded from this conveyance is that portion of property conveyed to The Metropolitan Government of Nashville and Davidson County, pursuant to Order of Possession recorded in Book 11030, page 731, and Agreed Final Order, recorded in Book 11201, page 708, in the Register's Office of Davidson County, Tennessee.

ADDRESS: 2626 Miami Ave., Nashville, TN 37214

Comes, Amanda Vaughn, Authorized Agent for Midtown Title, LLC first being duly sworn, and deposes and says:

1. I am an employee and Authorized Agent of Midtown Title, LLC, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief.

2. My office prepared the Warranty Deed to convey the above described property from Russell Boothe and Larry George ("Grantor") to Lindsay Michelle Davis and William John Campbell Smith, as joint tenants ("Grantee"). The said Warranty Deed was executed by the Grantors and delivered to the Grantees on February 27, 2017, and then recorded on March 2, 2017 in Instrument No. 20170302-0020588, in the Register's Office for Davidson County, Tennessee.

3. It has come to my attention that said Warranty Deed contains a typographical error in that it purports to convey the above referenced property from Russell Boothe and Larry George, as Grantors, without including marital status.

4. It has come to my attention that the said Warranty Deed contains a typographical error in that it purports to convey the above referenced property to Lindsay Michelle Davis and William John Campbell Smith, as joint tenants, rather than Lindsay Michelle Davis, an unmarried woman and William John Campbell Smith, an unmarried man, as Grantees, as joint tenants.

5. The purpose of this Affidavit is to correct the typographical errors and/or omissions in said Warranty Deed to reflect the following:

a. To add notation that "Subject property is investment property for Grantors. It is not the primary or marital residence of either Grantor, their respective spouse(s), and/or dependents, as defined by statute, and is therefore not subject to any marital interest"

b. To convey the above referenced property to Grantees as "Lindsay Michelle Davis, an unmarried woman and William John Campbell Smith, an unmarried man, as joint tenants"

6. All other matters contained in said Warranty Deed remain the same.

7. Further Affiant sayeth naught.

WITNESS MY HAND on this 9th day of March, 2017.

Amanda Vaughn

Name: Amanda Vaughn
Authorized Agent, for
Midtown Title, LLC

STATE OF TENNESSEE )
COUNTY OF RUTHERFORD )

Sworn to and subscribed before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Amanda Vaughn, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Agent of Midtown Title, LLC , the within named bargainor, a Tennessee limited liability company, and that she as such Authorized Agent, executed the foregoing instrument for the purposes there in contained, by signing the name of the limited liability company by herself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of March, 2017.

Rachel Odom

Notary Public

My Commission Expires: 5-19-2020

