THIS INSTRUMENT PREPARED BY AND RETURN TO: **10-A**
KEVIN D. MONTGOMERY, ATTORNEY
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20170030735 AFFIDAVIT
Recvd: 04/12/17 09:23 1 pgs
Fees:12.00 Taxes:0.00
20170412-0035613

SCRIVENER'S AFFIDAVIT

WHEREAS, Dan Zumwalt, unmarried, ("Grantor") conveyed to Erika Berhow and Wesley Cook, wife and husband, ("Grantee") by Warranty Deed dated March 21, 2017, and recorded in Instrument No. 20170323-0028521, Register's Office for Davidson County, Tennessee, the property commonly known as 406 A Hadleys Bend Blvd, Old Hickory, TN 37138.

WHEREAS the property conveyed was described as:

Land in Davidson County, Tennessee, being Lot No. 33 of Block "U" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property; and

WHEREAS a "scrivener's error" was made in the name of New Owner on page 1 of said deed.

NOW THEREFORE, I, J. Carlton Drumwright, ("Affiant") make the following statements:

I am an attorney at law, licensed under the laws of the State of Tennessee, and acted as the closing attorney in the transaction wherein Dan Zumwalt, unmarried, conveyed property to Erika Berhow and Wesley Cook, wife and husband. I was made aware of the incorrect spelling of Name of New Owner and this was the result of a "scrivener's error" by the Affiant or a member of my staff and it was my intention in the said Warranty Deed for the Name of New Owner to be as follows:

Erica Berhow and Wesley Cook, wife and Husband

This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth naught.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Carlton Drumwright, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 10th day of April, 2017.

Notary Public

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A