STATE OF TENNESSEE
COUNTY OF WILSON

Map: 131-2-F
Parcel: 1

AFFIDAVIT OF SCRIVENER'S ERROR

I, Yancy Belcher, attorney for Virginia Tarkington Baka, Wilson County, Tennessee, hereby declare under penalty of perjury and pursuant to T.C.A. §66-24-110, as follows:

1. A QuitClaim Deed, was registered with the Davidson County, Register of Deeds on May 3, 2017, Instrument No. 20170503-0044009, concerning the following real property owned by David W. Baka.

> Land in Davidson County, Tennessee, being Unit No. 4207-A, together with the carport designated No. 420-A-C, on the plan of Hillsboro Hall, Phase II, according to the Master Deed of record in Book 11573, page 376, in the Register's Office of Davidson County, Tennessee, and more particularly described in a plat attached to said Master Deed in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING the same property conveyed to Jane N. Loventhal by Deed of record in Book 11627, Page 442, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to the Baka Living Trust, David W. Baka and Virginia T. Baka k/n/a Virginia Tarkington Baka, Co-Trustees, by Warranty Deed from Jane N. Loventhal, an unmarried person, dated August 16, 2004 and filed for record on August 20, 2004 in Instrument No. 20040820-0101182, Register's Office for Davidson County, Tennessee.
>
> THIS conveyance is subject to any and all zoning regulations, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.
>
> THIS property is also known as Lot 67, Unit A, according to the Master Deed of Record in Book 11573, page 376, in the Register's Office of Davidson County, Tennessee.
>
> This property is improved property known as 4207-A Kirtland Road, Nashville, Tennessee 37215.

BILL GARRETT, Davidson County
Trans:T20170053793 AFFIDAVIT
Recvd: 06/23/17 09:07 3 pgs
Fees:17.00 Taxes:0.00
20170623-0063200

2. The QuitClaim Deed contained an error in that the derivation clause contained the incorrect date and Instrument Number relating to the previous deed. The deed reference for this particular property is 20041006-0120735, dated October 6, 2004.

3. The recorded instrument should accurately read:

Land in Davidson County, Tennessee, being Unit No. 4207-A, together with the carport designated No. 420-A-C, on the plan of Hillsboro Hall, Phase II, according to the Master Deed of record in Book 11573, page 376, in the Register's Office of Davidson County, Tennessee, and more particularly described in a plat attached to said Master Deed in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Jane N. Loventhal by Deed of record in Book 11627, Page 442, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to the Baka Living Trust, David W. Baka and Virginia T. Baka k/n/a Virginia Tarkington Baka, Co-Trustees, by Warranty Deed from Jane N. Loventhal, an unmarried person, dated August 16, 2004 and filed for record on October 6, 2004 in Instrument No. 20041006-0120735, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

THIS property is also known as Lot 67, Unit A, according to the Master Deed of Record in Book 11573, page 376, in the Register's Office of Davidson County, Tennessee.

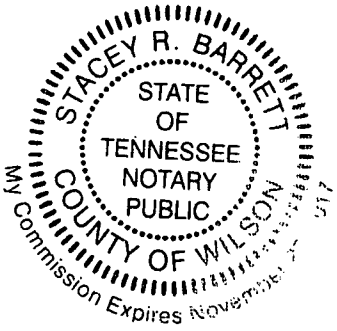
This property is improved property known as 4207-A Kirtland Road, Nashville, Tennessee 37215.

4. Attorney Yancy Belcher hereby corrects the scrivener's error made in the Quitclaim Deed to reflect the accurate derivation clause and deed reference for this particular property: 20041006-0120735.

Yancy Belcher, Attorney

Subscribed and sworn to before me this the 19th day of June 2017, by Yancy Belcher, Attorney-at-Law.

NOTARY PUBLIC
My Commission Expires: 11-27-17



This Instrument Prepared by:
Yancy Belcher, Attorney
2306 North Mount Juliet Road
Mount Juliet, Tennessee 37122
615.773.2889