Davidson County	AFFIDAVIT
Recvd: 07/28/17 14:49	2 pgs
Fees:12.00 Taxes:0.00	
20170728-0076875	

Prepared by and return to:
Foundation Title and Escrow Series, LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

AFFIDAVIT OF SCRIVENER'S ERROR

WHEREAS, this affidavit is executed and recorded to correct a certain Warranty Deed executed by James K. French and Jeanina McAnn, husband and wife to Anne Phelps, an unmarried woman and Thomas Nabors, a married man dated July 20, 2017 and recorded July 24, 2017 in Instrument No. 20170724-0074650 Register's Office for Davidson County, Tennessee;

WHEREAS, Foundation Title and Escrow Series, LLC, prepared the Warranty Deed recorded in Instrument No. 20170724-0074650 Register's Office for Davidson County, Tennessee, and hereby acknowledges that through inadvertence and due to scrivener's error a part of the vesting for the grantees was omitted

WHEREAS, to correct vesting of grantees and make it a part of the original recorded Warranty Deed of record in Instrument No. 20170724-0074650 Register's Office for Davidson County, Tennessee,

NOWTHEREFORE, I, Penny Y. Ray, do attest and affirm that the correct grantees vesting is Anne Phelps, an unmarried woman and Thomas Nabors, a married man, **joint tenants with rights of survivorship.**

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 28 day of July 2017.

Penny Y. Ray
Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Penny Y. Ray, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28 day of July 2017.

Deborah K. Devine
Notary Public

Commission Expires:_____

TAX MAP & PARCEL: 155 16 0A378.00
Lot 378, Plan of Traceside, Section 11
File: FRN-173887

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 7, 2020

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019