Davidson County	AFFIDAVIT
Recvd: 09/08/17 12:00	3 pgs
Fees:17.00 Taxes:0.00	
20170908-0092520	

State of New York)
County of Erie)

Scrivener's Affidavit
(Reference to Quitclaim Deed of record in Instrument No. 20140922-0086863, DCROD)

Comes now attorney Frank Dec, Esq., of ANA Deeds, Inc., with offices at 8940 Main Street, Clarence, NY 14031, and states on oath:

1. That Paul Jungers, Esq., of 401 Ohio Street, Suite A-5, Terre Haute, IN 47807, was of counsel to ANA Deeds, Inc., in September 2014, and in that capacity prepared a certain Quitclaim Deed dated September 6, 2014, wherein Jacob T. Klerlein, A/K/A Jacob Klerlein, an unmarried man and Andrea Klerlein, an unmarried woman, who acquired title as husband and wife, conveyed certain property to Jacob T. Klerlein, an unmarried man;

2. That said Deed was recorded Register of Deeds of Davidson County, Tennessee, as Instrument No. 20140922-0086863;

3. That the legal description in said Deed, through scrivener's error, incorrectly references the Instrument number for the Second Amendment to Declaration of Covenants, Conditions and Restrictions for Fairway Pointe Homeowner's Association, Inc., filed of record as Instrument No. 20031118-0168332, in the office of the Register of Deeds for Davidson County, Tennessee;

4. That the complete description, with the plat reference hereby corrected, for the subject property intended to be conveyed and acquired in said Deed referenced above is as follows:

   Land in Davidson County, Tennessee, being Unit No. 320, on the Plan of Phase One, Nashboro Village at Fairway Pointe, Tract 21, of record in Book 4660, Page 159 and shown as Exhibit "B" of the Second Amendment to Declaration of Covenants, Conditions, and Restrictions for Fairway Pointe Homeowner's Association, Inc. of record in Instrument No. 20031118-0168332, Register's Office for said County, to which plan reference is hereby made for a more complete description.

5. That this affidavit is given to correct and explain the error and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

ANA Deeds, Inc.

By: _____
Frank Dec
Attorney

Subscribed and sworn to before me on this 31 day of August, 2017.

Notary Public

My commission expires: 6/6/21

JAMES ROALDI
Notary Public, State of New York
Qualified in Erie County
Commission Expires June 06, 2021

State of New York)
County of Erie)

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Frank Dec, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Attorney of ANA Deeds, Inc., and that as such Attorney he is authorized by ANA Deeds, Inc., to execute this instrument on its behalf.

Witness my hand and seal at Clarence, New York, this 31 day of August, 2017.

Notary Public

My commission expires: 6/6/21

JAMES ROALDI
Notary Public, State of New York
Qualified in Erie County
Commission Expires June 06, 2021

This instrument prepared by:
Realty Title and Escrow Company, Inc.
5111 Maryland Way, Ste 101
Brentwood, TN 37027

~~#67021~~ 50282

True Copy Certification

I, Lavinia Tribble, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Lavinia Tribble 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: 5-15-2021

{Notary Seal}