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This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Bill Garrett Davidson County
Batch# 2457 **AFFIDAVIT**
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Fees: $12.00 Taxes: $0.00
20170920-0096154

**SCRIVENER'S AFFIDAVIT**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **George E. Mudter, Jr.**, hereinafter referred to as Affiant, on this the 13th day of September, 2017, and after first being duly sworn according to law, does state the following as true and correct to the best of his/her knowledge, information and belief:

1. That Affiant prepared a Warranty Deed of record in **Book 9817, Page 764, Register's Office for Davidson County, Tennessee**, by and between **Helen M. Reagan, Married, Julia Lynn Samuels, Married, and Jeffrey Alan Reagan, Married** (Grantor) and **Patricia A. Jarusinsky, Unmarried** (Grantee).

2. That the legal description in said Warranty Deed was recorded with a typographical error.

3. That the correct legal description is as follows:

   LAND in Davidson County, Tennessee, being UNIT No. 33, together with the appurtenant interest in the common elements of Ashley Green, a horizontal property regime established by Master Deed of record in Book 7184, page 44, as corrected in Book 7467, page 279 and as amended in Book 7482, page 312, in the Register's Office of Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Boundary Plat of Ashley Green on the Plan of record in Plat Book 6900, page 978, Register's Office for Davidson County, Tennessee.

   Being the same property conveyed to Helen M. Reagan, for and during her natural life with the unqualified power of disposition and upon her death without exercising the said power of disposition, the remainder interest shall be vested in Julia Lynn Samuels, in a 2/3 undivided interest and in Jeffrey Alan Reagan, in a 1/3 undivided interest by deed from Rochford Realty and Construction Co., Inc. of record in Book 7308, Page 676, said Register's Office.

4. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **George E. Mudter, Jr.**, the within named Affiant, 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 this 13th day of September 2017.

NOTARY PUBLIC

My Commission Expires: _____