THIS INSTRUMENT PREPARED BY AND RETURN TO: **10-A**
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 21477 AFFIDAVIT
11/02/2017 01:51:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171102-0112658

SCRIVENER'S AFFIDAVIT

WHEREAS, DANCO Development, Inc., ("Grantor") conveyed to Josephine Snow, Trustee of the Joel and Josephine Snow Trust U/A/D March 6, 2008. ("Grantee") by a Warranty Deed dated September 11, 2015, and recorded in Instrument No. 20150916-0093777, Register's Office for Davidson County, Tennessee, the property commonly known as 904 Silkwood Circle, Nashville, TN 37221.

WHEREAS the property conveyed was described as:

Land in Davidson County, Tennessee, being Unit No.26 on the Plan of Harpeth Village PUD, Section 2, Phase 2, as depicted on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for Harpeth Village, of record in Instrument No. 20090121-0005246, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village P.U.D. of record in Instrument No. 20090123-0006190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

WHEREAS a "scrivener's error" was made in the Name of Grantor on page 1 of said deed.

NOW THEREFORE, I, Laura Perry, ("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 DANCO Development, Inc. conveyed property to Josephine Snow, Trustee of the Joel and Josephine Snow Trust U/A/D March 6, 2008. I was made aware of the error in the Name of Grantor 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 Grantor to be corrected and read as follows:

Josephine Snow, Trustee of the Joel and Josephine Snow Trust U/A/D March 6, 2008 and as amended and restated on May 21, 2014

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.

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 Laura Perry, 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 31 day of October, 2017.

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Cassie L
Notary Public
My Commission Expires: 3/3/19

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

