This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

Maximum Principal Indebtedness for Tennessee tax recording purposes if $0.

SCRIVENER'S AFFIDAVIT

Comes now, John Gleaves, hereinafter referred to as Affiant, on this 18 day of December 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. The affiant is an employee of Rudy Title & Escrow, LLC.

2. On December 4, 2017, Rudy Title & Escrow, LLC recorded a Quitclaim Deed for real property located at 1014 Russell Street, Nashville, TN 37206, executed by Hybrid Pheonix Holdings, LLC's Agents Yancy Lovelace and Giachery Lizarraga, recorded in Instrument No. 20171204-0123472, Register's Office for Davidson County, Tennessee.

3. Said Quitclaim Deed has the name "Pheonix Property" referred to throughout the document in regards to Hybrid Pheonix Holdings, LLC and Pheonix Property Holdings, LLC, when it should be Hybrid Phoenix Holdings, LLC and Phoenix Property Holdings, LLC.

4. 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 act of the parties.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, John Gleaves, the within named 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 this 18 day of December 2017.

Notary Public

My Commission Expires: 2/4/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07/05/2020

J-FF-17-1014-H

Bill Garrett Davidson County
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