THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Bill Garrett Davidson County
Batch# 42443 AFFIDAVIT
12/28/2017 12:55:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171228-0131962

AFFIDAVIT OF SCRIVENER'S ERROR

This Affidavit is being executed for the purpose of correcting the property legal description on the Warranty Deeds of record in **Instrument Number 20170410-0035044,** Register's Office for Davidson County, Tennessee. Said first deed was granted by **Juan Reina** to **Nick Dorroll.**

Comes now ANDREW H. MALONEY, who, having first been duly sworn according to law, depose and say:

1. Nashville Title Insurance Corporation prepared the above mentioned Warranty Deed, and I, Andrew H. Maloney, am the President of Nashville Title Insurance Corporation.

2. On or about the 5th day of April, 2017, my office, under my direction, prepared a Warranty Deed in which **Juan Reina** conveyed a certain parcel of land in Davidson County, Tennessee to **Nick Dorroll,** which Deed is of record in **Instrument Number 20170410-0035044**, Register's Office for said County.

3. That the property description on the Warranty Deed contain an incorrect legal description, in the following particular, to wit:

   Being Lot No. 139 on the plan of S.A. Champion's Subdivision, of record in Book 161, page 132, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

   Said Lot No. 139 fronts 50 feet on the west side of 23rd Avenue North and runs back between parallel lines 150 feet to an alley.

4. That the intent of the parties to the transactions was to convey the following:

   Being Lot No. 139 on the plan of S.A. Champion's Subdivision, of record in Book 161, page 132, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

   Said Lot No. 139 fronts 50 feet on the east side of 23rd Avenue North and runs back between parallel lines 150 feet to an alley.

Further affiants say not.

ANDREW H. MALONEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 21st day of December, 2017.

My commission expires:
7/5/19

NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, ANDREW H. MALONEY with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of December, 2017.

My Commission expires:
7/5/19

NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.