Bill Garrett Davidson County
Batch# 43185 AFFIDAVIT
01/02/2018 11:13:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180102-0000299

THIS INSTRUMENT PREPARED BY:
Carter Shelton, PLC
2021 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

# SCRIVENER'S AFFIDAVIT

WHEREAS, Andrea Pescheret ("Grantor") conveyed to Jagon Eldridge, Trustee of the Andrea Pescheret Revocable Trust dated December 7, 2017 ("Grantee") by that certain Quitclaim Deed dated December 15, 2017 and recorded at Instrument Number 20171215-0127732 (the "Quitclaim Deed"), Register's Office for Davidson County, Tennessee.

WHEREAS a "scrivener's error" was made in that the addresses for new owner and tax bills is incorrect on the first page of the Quitclaim Deed, and reference to the Property being "improved property known as 221 Cherokee Road, Nashville, Tennessee 37215" is also incorrect.

NOW THEREFORE, Brian S. Shelton, ("Affiant") makes the following statements:

> I am affiliated with Carter Shelton, PLC and prepared the Quitclaim Deed wherein Andrea Pescheret conveyed to Jagon Eldridge, Trustee of the Andrea Pescheret Revocable Trust dated December 7, 2017. I was made aware of the error of the incorrect mailing and tax bill address, as well as the incorrect reference to the improved property located at the same address, which was the result of a "scrivener's error" by the Affiant. The zip code for the addresses therein should be corrected to "37205" rather than "37215."

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 not.

Dated this 22 day of December, 2017.

Brian S. Shelton

**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 Brian S. Shelton, the bargainor, 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.

WITNESS my hand and official seal this 28nd day of December, 2017.

Notary Public

My Commission Expires: 1/6/20

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 6, 2020