THIS INSTRUMENT PREPARED BY:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, TN 37203

Scrivener's Affidavit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

(Reference to Warranty Deed of record in Instrument No. 20171218-0128605, Register's Office for Davidson County, Tennessee.)

I, James A. Waechter, Vice President of Bankers Title and Escrow Corporation, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. Bankers Title and Escrow Corporation prepared for recording a Warranty Deed executed by Betty Jo Dent, unmarried, as Grantor, to Sean Peratikos and wife, Meridith Peratikos, with the right of survivorship, joint tenants with Charles Fenner, unmarried, and Erin Brooks, unmarried, with the right of survivorship, as Grantees, of record as Instrument No. 20171218-0128605, Register's Office for Davidson County, Tennessee.

2. The derivation clause in the Warranty Deed reads as follows:

Being the same property conveyed to Robert G. Dent and wife, Betty Jo Dent by warranty deed from Lewis A. Dickinson, III and wife, Ellen E. Dickinson of record in Book 2922, page 623, Register's Office for Davidson County, Tennessee, dated 06/29/1959 and recorded on 06/29/1959.

3. Additional information regarding the prior owner was omitted from the end of the derivation clause and the derivation clause should be and is:

Being the same property conveyed to Robert G. Dent and wife, Betty Jo Dent by warranty deed from Lewis A. Dickinson, III and wife, Ellen E. Dickinson of record in Book 2922, page 623, Register's Office for Davidson County, Tennessee, dated 06/29/1959 and recorded on 06/29/1959. **Robert G. Dent died on or about June 11, 2002, leaving Betty Jo Dent as the surviving tenant by the entirety.**

All other matters contained in the Warranty Deed remain the same.

FURTHER, Affiant saith not.

V.P.
BY: James A. Waechter, Vice President
Bankers Title and Escrow Corp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SUBSCRIBED TO OR SWORN TO before me this 5 day of JANUARY, 2018.

My Commission Expires: March 3, 2020 NOTARY PUBLIC

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James A. Waechter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Bankers Title and Escrow Corp, and that he as Vice President executed the foregoing instrument for the purposes therein contained. WITNESS my hand and seal, at office, this 5 day of JANUARY, 2018.

My Commission Expires: March 3, 2020 NOTARY PUBLIC

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 45238 **AFFIDAVIT**
01/08/2018 10:22:36 AM 1 pg
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