Bill Garrett Davidson County
Batch# 53662 AFFIDAVIT
02/01/2018 09:44:02 AM 1 pg
Fees: $12.00 Taxes: $0.00
20180201-0010152

This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Rachel Wilson**, hereinafter referred to as Affiant, on this 29th day of January, 2018, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Affiant is an employee of Rudy Title & Escrow, LLC.

2. That Affiant prepared a **Warranty Deed** of record as **Instrument Number 20171213-0126848 Registers' Office for Davidson County, Tennessee.**

3. Said Warranty Deed contained clerical and typographical errors in the Grantee.

4. That Affiant makes this affidavit for the purpose of correcting the Grantee.

Grantee on the original document read:
MAGI GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANYMAGI GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Grantee should have read:

MAGI GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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.

Rachel Wilson, 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, Rachel Wilson, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of January, 2018.

My Commission Expires:

Notary Public

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020