SCRIVENER'S AFFIDAVIT

THIS INSTRUMENT PREPARED BY
Chapman and Rosenthal title, Inc.
2002 Richard Jones Road, Ste 203A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 54151 AFFIDAVIT
02/02/2018 10:31:40 AM 1 pg
Fees: $12.00 Taxes: $0.00
20180202-0010791

Affiant: Chad I. Pearman
To: Register's Office for Davidson County, Tennessee
Re: Warranty Deed filed in Instrument No. 20171220-0129665

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared before me, Chad I. Pearman, who is well known to me and said person swore under oath and stated as follows:

That in the course of reviewing a Quitclaim Deed ("Document") recorded in 20171220-0129665, Register's Office for Davidson County, Tennessee the affiant determined that the Document contained an error as described herein:

1. There was a typographical error misspelling the legal description.

2. The original and incorrect language appearing in the Document is as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract of record in Plat Book 421, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 71 fronts 50.0 feet on the Southwesterly margin of Kenner Avenue and extends back 200 feet between parallel lines to a dead line.

Being the same property conveyed to Wiley Eugene Sizemore and spouse, Kathy Hoke Sizemore by Warranty deed from Donald Louis Wirth and spouse, Linda S. Wirth of record in Book 9997, page 381, Register's Office for Davidson County, Tennessee, dated March 29, 1996 and recorded on April 01, 1996. (Value or consideration shown in aforementioned deed $189,000.00.) Being also known as 139 Kenner Avenue Nashville, Tennessee 37205.
The said Wiley Eugene Sizemore having since died on October 14, 2015

3. Through inadvertence, mistake, and scrivener's error, the language/wording in the Document is incorrect

4. The incorrect language described in paragraph number 2 (supra) is hereby deleted and replaced with the following correction:

Land in Davidson County, Tennessee, being part of Lot No. 71 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract of record in Plat Book 421, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 71 fronts 50.0 feet on the Southwesterly margin of Kenner Avenue and extends back 200 feet between parallel lines to a dead line.

Being the same property conveyed to Wiley Eugene Sizemore and spouse, Kathy Hoke Sizemore by Warranty deed from Donald Louis Wirth and spouse, Linda S. Wirth of record in Book 9997, page 381, Register's Office for Davidson County, Tennessee, dated March 29, 1996 and recorded on April 01, 1996. (Value or consideration shown in aforementioned deed $189,000.00.) Being also known as 139 Kenner Avenue Nashville, Tennessee 37205.

The said Wiley Eugene Sizemore having since died on October 14, 2015
NOW, THEREFORE, in order to correct said Document I, Chad I. Pearman, do hereby affirm, certify, and confirm that the that the correction contained in the affidavit was a result of a scrivener's error and is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed the Quitclaim Deed.
FURTHER AFFIANT SAYS NOT
WITNESS my hand on this 1st day of February, 2018.

Chad I. Pearman, Scrivener

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, Chad I. Pearman , the Scrivener(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of February, 2018.

Notary Public
My Commission Expires:

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021