THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Stewart Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122
01288-41790

Bill Garrett Davidson County
Batch# 64351 AFFIDAVIT
03/02/2018 10:36:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180302-0019826

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Jill Simmons, do hereby make oath that I am of majority, under no disability and that I have read this Affidavit and swear that the information contained herein is true, accurate and correct to the best of my knowledge, information and belief. I have personal knowledge of the transaction in which the scrivener's error is involved.

This Affidavit is being given pursuant Tenn. Code Ann. 66-24-101(a)(27).

1. On 02/23/2018 our office recorded a Warranty Deed, Nodirjon Radjabov, a married man, "Grantors" and LaRhonda S. Magras a married woman, joined by her spouse Marvin Magras, "Grantee".

2. Said Warranty Deed is of record in Instrument No. 20180223-0017533, Register's Office for Davidson County, Tennessee.

3. The purchase price on the Warranty Deed was incorrect. The Warranty Deed was recorded with a purchase price of $244,900.00 and the correct purchase price is $230,000.00. This being a difference in recording transfer tax of negative $14,900.00.

4. The said Scrivener's Affidavit is to correct said Warranty Deed recorded in Instrument No. 20180223-0017533, in the Davidson County, Tennessee Register of Deeds Office as follows: to change the purchase price to $230,000.00.

FURTHER AFFIANT sayeth not.

Stewart Title:

Jill Simmons, Preparer for said Warranty Deed

SWORN TO and SUBSCRIBED before me this 2nd day of March, 2018.

Notary Public

My Commission Expires: 2/25/2020

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Exp. FEBRUARY 25, 2020

Map and Parcel: 05913007400
Property Address:
3217 Dove Place
Nashville, TN 37218

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/19/19

