Bill Garrett Davidson County
Batch# 71639 AFFIDAVIT
03/21/2018 12:21:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180321-0026693

Prepared By:
Signature Title Services, LLC
4751 Trousdale Dr. Suite 111
Nashville TN 37220
File: ST17-37220-1960

Please Record & Return to:
Signature Title Services, LLC
4751 Trousdale Dr. Ste 111
Nashville TN 37220

SCRIVENER'S AFFIDAVIT

(In Reference To Warranty Deed of record in Instrument No. 20170914-0094084, Register's Office of Davidson County, Tennessee)

Comes now Signature Title Services, LLC ("STS"), by and through its authorized agent, and states on oath:

1. That STS prepared a certain Warranty Deed dated September 6, 2017, wherein Liyin Chen conveyed property to Kimberly M. Clayton, a single woman;
2. That the property being conveyed by the Warranty Deed is purported to be described as:

Land in Davidson County, Tennessee, being Lot No. 275 on the Plan of Sheford Crossing Section One, a Planned Unit Development, as of record in Plat Book 7900, Page 937, Register's Office for said County, to which reference is made for a more complete description.

3. That said legal description contains an incorrect subdivision name.
4. That the correct legal description is as follows:

Land in Davidson County, Tennessee, being Lot No. 275 on the Plan of Asheford Crossing Section One, a Planned Unit Development, as of record in Plat Book 7900, Page 937, Register's Office for said County, to which reference is made for a more complete description.

5. That said Warranty Deed was recorded with the Register of Deeds of Davidson County, Tennessee in Instrument No. 20170914-0094084;
6. That STS is hereby with this instrument amending the legal description of said Warranty Deed to correct the subdivision name.
7. That this affidavit is given to correct and explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Signature Title Services, LLC
By: _____
Its: Attorney

Subscribed and sworn to before me the undersigned on this 20th day of March, 2018

STACEY DENSON PALMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 5, 2018

Stacey Denson Palmer
Notary Public
My commission expires: _____

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 ***J. Andrew Wiley,*** 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; and who further acknowledged that he Is the ***Attorney*** of Signature Title Services, LLC and that he is authorized by Signature Title Services, LLC to execute this instrument on its behalf by himself as such ***Attorney.***

Witness my hand and seal at Davidson Co. TN, this 20th day of March, 2018.

STACEY DENSON PALMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm... NOV. 5, 2018

Stacey Denson Palmer
Notary Public
My commission expires: _____

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

