Bill Garrett Davidson County
Batch# 71640 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
20180321-0026695

Prepared By:
Signature Title Services, LLC
4751 Trousdale Dr. Suite 111
Nashville TN 37220
File: ST17-37220-1566

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. 20170705-0067441, 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 July 3, 2017, wherein OberBuilt, LLC, a Wyoming limited liability company conveyed property to Robert T. Lutz and Melissa H. Lutz, husband and wife;
2. That the property being conveyed by the Warranty Deed is purported to be described as:

Land in Davidson County, Tennessee, being Lot No. 26 on the Map of Porter Heights Subdivision, Part 2, as of record in Book 1424, Page 79, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

3. That said legal description contains an incorrect lot number and subdivision name.
4. That the derivation clause states that the property is the same property as conveyed in the prior deed and should have stated that it is part of the same property as conveyed in the prior deed.
5. That the correct legal description and derivation are as follows:

Land in Davidson County, Tennessee, being Unit 2 on the Plat of the Cottages at Sheridan East, a Horizontal Property Regime, as shown on Exhibit A to Declaration of Covenants, Conditions and Restrictions for Cottages at Sheridan East, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20160223-0017230, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to OberBuilt, LLC, a Wyoming limited liability company by Quitclaim Deed from Sara Mangrum Obermeyer, recorded February 5, 2016 in Instrument No. 20160205-0011515, in the Register's Office for Davidson County, Tennessee.

6. That said Warranty Deed was recorded with the Register of Deeds of Davidson County, Tennessee in Instrument No. 20170705-0067441;
7. That STS is hereby with this instrument amending the legal description of said Warranty Deed to correct the lot number.
8. 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

Stacy Denson Palmer
Notary Public
My commission expires: 11/5/18

STACY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
NOV. 5, 2018

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.

Stacy Denson Palmer

Notary Public

My commission expires

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

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)

