This Instrument Prepared By and Return To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

Bill Garrett Davidson County
Batch# 72425 AFFIDAVIT
03/22/2018 03:13:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180322-0027260

SCRIVENER'S AFFIDAVIT OF PREPARATION OF DEED OF TRUST

This affidavit is given for the purpose of correcting the transpositions and typos in the legal description of the Warranty Deed recorded in **INSTRUMENT 20170203-0011676**, in the Register's Office for DAVIDSON County, Tennessee.

Comes now Robert L. Scruggs, Attorney Office., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215, and states on oath:

1. That I prepared a certain Warranty Deed, recorded February 3, 2017 as Instrument No. 20170203-0011676, in the Register's Office of Davidson County, Tennessee, wherein Cadence Constructions, LLC, a Tennessee limited liability company, were the grantor(s) and Joseph A. Kruse, unmarried, were the grantee;

2. By inadvertence and mistake, certain transpositions were made on said Warranty Deed and were incorrect as recorded.

3. That the Legal description reference should read as follows;

   Land in Davidson County, Tennessee, being Unit B as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 2245 Greenwood, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record as Instrument 20151228-0129706, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

4. Grantor name should be Cadence Construction, LLC, a Tennessee limited liability company.

5.. That this affidavit was given to explain the error and to assist the present owner as well as all future owners, lenders, title examiners and insurers.

Robert L. Scruggs

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 Robert L. Scruggs, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 22nd day of March, 2018.

My commission expires:

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

Notary Public

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Robert L Scruggs

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Robert L. Scruggs, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

