Instrument prepared by:

Advantage Title & Escrow

3325 Aspen Grove Dr, Ste. 104
Franklin, TN 37067
615-777-2011
#11397

Bill Garrett Davidson County
Batch# 74318 AFFIDAVIT
03/28/2018 10:36:39 AM 1 pg
Fees: $12.00 Taxes: $0.00
20180328-0028865

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNT OF Davidson

(Reference to Warranty Deed **of record in INSTRUMENT NO. 20180216-0015290,**
Register's Office for **DAVIDSON** County, Tennessee.)

I, Victor Hazelwood, President, for Advantage Title and Escrow, Inc., being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. **That Advantage Title and Escrow, Inc.,** prepared a certain **Warranty Deed**, which appears of record in **INSTRUMENT NO. 20180216-0015290,** in the Office of the Register of **DAVIDSON** County, Tennessee

2. **THAT WHEREAS**, by inadvertence and mistake, herein above said **Warranty Deed** contained scrivener's error in that the Derivation was mistyped as follows at time of recording:

Lillie Mai Thompson Boyd having since died testate as established by Probate File 13P570, Probate Court for Davidson County, Tennessee, and Joyce Long as Admistratix was court ordered to sell subject property, reference Exhibit "A" attached.

3. **NOW, THEREFORE**, for and in consideration of the desire to correct the scrivener's error hereinabove referenced, the Derivation should read as follows:

Lilly Mai Thompson Boyd having since died testate as established by Probate File 13P570, Probate Court for Davidson County, Tennessee, and Joyce Long as Administratrix was court ordered to sell subject property, reference Exhibit "A" attached.

Lily T. Boyd a.k.a. Lily Mai Thomas Boyd

All other matters contained in said **Warranty Deed** remain the same.

FURTHER, Affiant saith not.

President

By: Victor Hazelwood, President
Advantage Title and Escrow, Inc.

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 Victor Hazelwood with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the President of Advantage Title and Escrow, Inc., the within named bargainor, a Corporation, and that such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Advantage Title and Escrow, Inc., as President.

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

Notary Public, commission expires

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018