Bill Garrett Davidson County
Batch# 76149 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20180404-0031482

This instrument prepared by and please return to after recording:
Rochelle, McCulloch & Auld, PLLC
109 North Castle Heights Avenue
Lebanon, TN 37087
File No.: 17-1776

REGISTER OF DEEDS: PLEASE CROSS-REFERENCE THIS AFFIDAVIT WITH **INSTRUMENT NO. 20171206-0124223, R.O.D.C.T.**

AFFIDAVIT OF SCRIVENER'S ERROR

I, **MATTHEW H. RYAN**, who, having first been duly sworn according to law, do hereby make oath and affidavit as follows:

1. That I am an attorney at law licensed to practice in the State of Tennessee, with my principal place of business in Lebanon, Wilson County, Tennessee;

2. That on or about November 27, 2017, my office, prepared a Warranty Deed from VICKI A. JOHNSON, unmarried, to SEAN MCKINNIS, dated November 27, 2017, and of record in Instrument No. 20171206-0124223 in the Register's Office for Davidson County, Tennessee (hereinafter "Deed");

   The legal description on said Deed was prepared as follows:

   > Land situated, lying and being in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 29 on the Plan of Brentwood Paul, Section III, as shown on the plat of the same of record in Plat Book 2133, Page 14, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

   The correct legal description is as follows:

   > Land situated, lying and being in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 29 on the Plan of **Brentwood Hall**, Section III, as shown on the plat of the same of record in Plat Book 2133, Page 14, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

3. That this affidavit is given to explain the errors as set forth herein and to assist the present owner as well as all future owners, lenders, title examiners and insurers.

Further affiant saith not.

MATTHEW H. RYAN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **MATTHEW H. RYAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of March, 2018.

My Commission expires:
2/25/19

JANELL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Janell L. Johnson
NOTARY PUBLIC