This Instrument Prepared By and Return To:
THE CLOSING COMPANY TITLE & ESCROW
8005 CHURCH STREET E, SUITE 219
BRENTWOOD, TN 37027

Bill Garrett Davidson County
Batch# 84647 AFFIDAVIT
04/25/2018 02:48:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180425-0039077

Scrivener's Affidavit

Comes now Elizabeth Leonberger, Operations Manager of Smart Title & Escrow, LLC, 212 Oceola Avenue, Nashville, TN 37209, and states on Oath:

That I prepared a certain Warranty Deed recorded February 1, 2017 of record in Instrument Number 20170201-0010651, in the Register's Office of Davidson County, Tennessee. Aequitas II, a Tennessee limited liability company was the grantor and Caleb Brown, an unmarried man and Donisha Simonton, a married woman, were the grantees;

1. That through inadvertence the legal description of the property was incorrect and should read as follows:

   Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 363 on the Plan of D.T. McGavock and Other's Addition to the Plan of McGavock, Wetmore and Others' Plan of Lots in the 2nd Addition of Nashville, called the Town of McGavock of record in Plat Book 21, page 41, in the Register's Office for Davidson County, Tennessee.

   Said part of said Lot fronts 50 feet on the northerly side of Century Street, formerly Short Street and runs back between parallel lines with the westerly margin of 17th Avenue North, formerly James Street, 100 feet to a dead line.

2. 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.

Elizabeth Leonberger

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

Witness my hand seal at Nashville, Tennessee, this 25th day of April 2018.

Angela G. Batson
Notary Public

My commission expires: 9-7-21

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 7, 2021

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Kim Hollingshead

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth Leonberger, of Williamson County, who acknowledges that this certification of an electronic document is true and correct and Kim Hollingshead signature in which I have witnessed.



Notary Public

My Commission Expires: 12-22-19

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).