Bill Garrett Davidson County
Batch# 94391 AFFIDAVIT
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SCRIVENER'S AFFIDAVIT

THIS INSTRUMENT PREPARED BY:
BENNETT & PRESSLEY, P.C.
2055 N. MT. JULIET ROAD, SUITE 202
MT. JULIET, TN 37122
(615) 758-6886
(615) 288-3595 (FAX)

MAP/PARCEL
44-10-17

STATE OF TENNESSEE)
COUNTY OF WILSON)

Comes now S. Nixon Pressley, a licensed attorney in the State of Tennessee whose address is 2055 N. Mt. Juliet Road, Suite 202, Mt. Juliet, TN 37122 and would state as follows:

On the 21st day of December, 2017, an employee of Lawyer's Escrow Service, Inc., acting under the supervision of the Affiant, prepared the derivation clause for the below described Warranty Deed. One of this employee's duties was to include an accurate derivation clause in said Warranty Deed.

Recorded as Instrument No. 20171228-0131730, in the Register's Office for Davidson County, Tennessee, is a Warranty Deed that was executed by Steve G. Witham, Sole Shareholder and Sole Director of Jack Webb Building, Inc., as Grantor and G & S Holdings, LLC, as Grantee. The derivation clause that appears of record on the aforesaid Warranty Deed is as follows:

> **Being the same property conveyed to Grantor herein by warranty deed from Jack Webb Building, Inc. of record in Instrument No. _____, Register's Office for Davidson County, Tennessee, and previously conveyed to Jack Webb Building, Inc. by deed of record in Book 9289, Page 782 in said Register's Office.**
>
> **Being the same property conveyed to Jack Webb Building, Inc., its successors and assigns, by Quitclaim Deed from Witham Maintenance Company of record in Book 9289, Page 71, Register's Office for Davidson County, Tennessee.**

The foregoing derivation clause contains a scrivener's error in that it has superfluous information and also contains inaccurate information as to the prior deed reference as to the page number. This error was inadvertent and unintentional.

The derivation clause that should appear in the Warranty Deed recorded as Instrument No. 20171228-0131730 in the Register's Office for Davidson County, Tennessee is as follows:

> **Being the same property conveyed to Jack Webb Building, Inc., its successors and assigns, by Quitclaim Deed from Witham Maintenance Company of record in Book 9289, Page 781, Register's Office for Davidson County, Tennessee.**

Ecm: 36361Scriveners –

Now, therefore, in order to correct the referenced document, I, S. Nixon Pressley, do hereby affirm, certify, and confirm that this affidavit was made of my personal knowledge and that the information contained herein is consistent with the intentions of the parties and does not in any way change or alter the understanding of the parties who executed the document being corrected.

EXECUTED this 18th day of May, 2018.

Affiant

S. Nixon Pressley

OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named S. Nixon Pressley who made oath that he has read the foregoing Affidavit and that the statements contained therein are true and correct based upon his knowledge, information and belief. The Affiant further acknowledged that he executed the within described document for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 18th day of May, 2018.

My Commission Expires: July 2, 2018

Notary Public

KIMBERLEY C. KINDALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Kimberley C. Kindall
My Commission Expires
July 2, 2018
STATE OF TENNESSEE

Ecm: 36361Scriveners –

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III

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, Ernest D. Bennett, III, 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

