Batch# 98552 Davidson County
05/31/2018 11:07:30 AM AFFIDAVIT
Fees: $12.00 Taxes: $0.00 2 pgs
20180531-0051879

State of Tennessee
County of Williamson

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Scrivener's Affidavit

(reference to Warranty Deed of record in Instrument No. 20080509-0048325, DCROD)

Comes now Realty Title & Escrow by and through its authorized agent, and states on oath:

1. That Realty Title & Escrow Company, Inc. prepared a certain Warranty Deed dated April 18, 2008, wherein David W. Kern and wife, Michelle K. Kern, were the Grantors and Todd Stratton, Married, was the Grantee;
2. That through inadvertence and error, said Warranty Deed contains an erroneous legal description in that the Plan of Section 1C, Stone Creek Park, of record in Book 9700, Page 469 refers instead to an incorrect Page number;
3. **The correct legal description is and should be:**

   Land in Davidson County, Tennessee, being Lot No. 130, on the Plan of Section 1C, Stone Creek Park, of record in Book 9700, Page 469, Register's Office for said County, to which plan reference is hereby made for a more complete description.

   Being the same property conveyed to David W. Kern and wife, Michelle K. Kern by deed from Robert W. Beard and wife, Jan E. Beard, dated February 22, 2002, recorded February 25, 2002, of record in Instrument No. 20020225-0023687, Register's Office of Davidson County, Tennessee.

4. That said Warranty Deed was originally recorded with the Register of Deeds of Davidson County, Tennessee in Instrument No. 20080509-0048325, on May 9, 2008;
5. That this affidavit is given to ***explain and correct these mistakes*** and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Realty Title & Escrow Company, Inc.

By: _____
Julie Dyess

Subscribed and sworn to before me the undersigned on this 22nd day of May, 2018.

_____
Joseph White, Notary Public

My Commission Expires: 5/15/2021

State of Tennessee
County of Williamson

Acknowledgment

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Julie Dyess, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained; and who further acknowledged that she is authorized by Realty Title & Escrow Company, Inc. to execute this instrument on its behalf by herself as such Authorized Agent.

Witness my hand and seal at Brentwood, Tennessee on this 22nd day of May, 2018.

Joseph White, Notary Public

My commission expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

This instrument prepared by:
Realty Title and Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-0804-45992