Bill Garrett Davidson County
Batch# 127969 AFFIDAVIT
08/13/2018 10:09:59 AM 1 pg
Fees: $12.00 Taxes: $0.00
20180813-0079504

THIS INSTRUMENT WAS PREPARED BY:
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, Tennessee 37027

SCRIVENER'S AFFIDAVIT

(Correcting Warranty Deed recorded as Instrument No. 20180525-0050242)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared Daniel Heard, Attorney, who is known to me (or proved to me on the basis of satisfactory evidence), and said person swore under oath and stated as follows:

1. That American Title & Escrow Services, LLC, prepared the following described legal document for recording in the public records:

A Warranty Deed between James Mark Rodgers, married and Martha Elizabeth Caron, unmarried, GRANTOR, and Blaney Stewart, LLC, a Tennessee limited liability company, GRANTEE, as of record in Instrument No. 20180525-0050242 in the Register's Office for Davidson County, Tennessee.

2. That the above described document contains a scrivener's error in the legal description on Page 1. The scrivener's error is in bold type as follows:

The legal description incorrectly identified the subject property as Unit No. 123 when the subject property is in fact Unit No. 127.

3. That the **correct** legal description, which shall replace the old legal description in its entirety, is in bold type as follows:

Land in Davidson County, Tennessee, being Unit No. 127 on the Plan of Phase Four, Pepper Ridge Condominiums, of record in Plat Book 7900, Page 257, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

4. That he knows of his own personal knowledge that correction of this scrivener's affidavit is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

FURTHER AFFIANT SAYS NOT.

Witness my hand this 10th day of August, 2018.

American Title & Escrow Services, LLC

By: _____
Daniel Heard

Its: Attorney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Daniel Heard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an officer authorized to execute the foregoing Affidavit on behalf of American Title & Escrow Services, LLC, a Tennessee limited liability company, and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 10th day of August, 2018.

My Commission Expires: _____

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public