This Instrument Prepared By:
Richard A. Northcutt, Attorney
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

Bill Garrett Davidson County
Batch# 131374 AFFIDAVIT
08/21/2018 09:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180821-0082657

SCRIVENER'S AFFIDAVIT

RE: Correction of Legal Description
in Quitclaim Deeds of record in
Instrument 20140508-0039388, Instrument 20160108-0002055,
and Instrument 20180618-0058190, Register's Office for
Davidson County, Tennessee
Map/Parcel #04313023100

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Karen H. Suggs, who is an Employee for Metropolitan Escrow, Inc. and whose address is 217 Pineway Drive - Nashville, TN 37217, and would state as follows:

On the 7th day of May, 2014, the 7th day of January, 2016, and the 15th day of June, 2018, I was an employee of Metropolitan Escrow, Inc. One of my duties was to assist in the preparation of various documents, including Deeds, Quitclaim Deeds, Deeds of Trust, Assignments of Deed of Trust or other similar conveyances of real estate. In connection with my work, I was called upon, from time to time, to prepare and/or review real estate property documents.

Recorded in Instrument 20140508-0039388, Instrument 20160108-0002055, and Instrument 20180618-0058190, in the Register's Office for Davidson County, Tennessee, are Quitclaim Deeds conveying certain real property that was executed by James A. Tidwell, unmarried, his undivided interest, as GRANTORS, to James A. Tidwell, Trustee of the Tidwell Credit Shelter Trust as tenants in common, as GRANTEES; and James A. Tidwell, Trustee of the Tidwell Credit Shelter Trust, as tenants in common and James A. Tidwell, Individual, as GRANTORS, to James A. Tidwell, as tenants in common, as GRANTEES; and James A. Tidwell, married, as GRANTORS, to James A. Tidwell and wife, Marcia A. Tidwell (a 50% undivided interest) and Michael B. Andrews, a married man (a 50% undivided interest) as tenants in common.

The foregoing instruments contain a scrivener's error in that the **Legal description is incorrect** on said Quitclaim Deeds. This error was unintentional. The correct and proper legal description which should appear in the Quitclaim Deeds of record in Instrument 20140508-0039388, Instrument 20160108-0002055, and Instrument 20180618-0058190, said Register's Office, is as follows:

Land in Davidson County, Tennessee, being Lot No. 24, Block "H", on the Map of Forest Park Subdivision, of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This Affidavit is made of my personal knowledge to correct the error described above.

EXECUTED on this 20th day of August, 2018.

Karen H Suggs

(AFFIANT) – Karen H. Suggs

OATH AND ACKNOWLEDGMENT

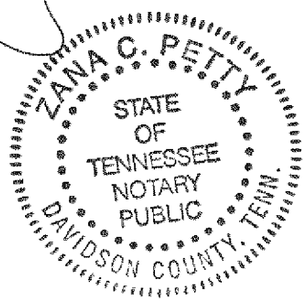
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the within named Karen H. Suggs, of Metropolitan Escrow, Inc., who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of correcting the scrivener's error herein described.

Witness my hand and official seal this 20th day of August, 2018.

My commission expires: 5-2-22

Notary Public



True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.