Karen Y Johnson Davidson County
Batch# 139124 AFFIDAVIT
09/11/2018 10:14:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180911-0089856

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Road, Ste. 203
Franklin, Tennessee 37069
TN1811003

# SCRIVENER'S AFFIDAVIT

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Comes now **BENTON SMITH**, an employee of **LIMESTONE TITLE AND ESCROW, LLC**, who is over eighteen (18) years of age, and whose business address is 580 Franklin Road, Suite 203, Franklin, Tennessee 37069 and would state as follows:

On the 23rd day of August, 2018, a Warranty Deed was prepared by Limestone Title and Escrow, LLC, which Warranty Deed was executed by **RYAN PAIGE** (Grantor) to **KAREN LAVENDER, MARRIED, AND ROBYN MORSHEAD, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, (Grantee), and which Warranty Deed appears of record in Instrument No. 20180904-0087121, Register's Office for Davidson County, Tennessee.

One of Limestone Title and Escrow, LLC's duties was to make sure that the legal description was correct. By inadvertence, typographical error and mutual mistake, the legal description was incorrect.

NOW, THEREFORE, in order to correct said typographical error and inadvertence, this Scrivener's Affidavit is made and it is understood that the legal description is as follows:

**"LAND in Davidson County, Tennessee, being all of UNIT B of "903 MAYNOR AVENUE", as shown by plan included as Exhibit "B" to Declaration of Covenants, Conditions and Restrictions for 903 Maynor Avenue of record in Instrument Number 20180816-0081372, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.**

**BEING PART OF the same property conveyed to Ryan Paige by Quitclaim Deed from Christen Paige, dated 5/5/18 and recorded 5/22/18 in Instrument Number 20180522-0048864; and part of the same property previously conveyed to Christen Paige by Quitclaim Deed from Ryan Paige, a married man, dated 8/15/17 and recorded 8/25/17 in Instrument Number 20170825-0087502; and part of the same property previously conveyed to Ryan Paige, a married man, by Warranty Deed from Henry L. Perry aka Henry Lee Perry, and Phyllis W. Perry aka Phyllis Woods Perry and Phyllis Yvonne Woods, dated 1/3/17 and recorded 1/5/17 in Instrument Number 20170105-0001271, Register's Office for Davidson County, Tennessee."**

All other items as shown on the aforementioned recorded Warranty Deed are to remain the same.

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

Executed this 11th day of September, 2018.

**LIMESTONE TITLE AND ESCROW, LLC**

**BENTON SMITH**

**OATH AND ACKNOWLEDGEMENT**

Personally appeared before me the within named Benton Smith who made oath that he has read the foregoing Scrivener's Affidavit and the matters contained therein are true. The Affiant did further acknowledge 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 11th day of September, 2018.

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

Frank W. Roberts

Notary Printed Name

My Commission Expires: 10/6/21