Karen Y Johnson Davidson County
Batch# 157749 AFFIDAVIT
11/08/2018 03:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181108-0110849

State of Tennessee
County of Sumner

Scrivener's Affidavit
(Reference to Warranty Deed of record in Instrument # 20180717-0069426, DCROD)

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

1. That Realty Title & Escrow Company, Inc., prepared a certain Warranty Deed dated July 13, 2018, wherein Jason J. Martz and Holly D. Martz, husband and wife, conveyed certain property to "Albert Allen Smith, III and Jenevieve Smith, husband and wife;"
2. That said Deed was originally recorded with the Register of Deeds of Davidson County, Tennessee, in Instrument # 20180717-0069426;
3. That the information set forth in said Deed, by scrivener's error, incorrectly identifies one of the Grantees;
4. That the complete vesting information with respect to the Grantee is hereby furnished and corrected as follows:

   Albert Allen Smith, III and Jenevieve Cardona (a/k/a Jenevieve Smith), husband and wife

5. That this affidavit is given to correct and explain the error and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Realty Title & Escrow Company, Inc.

By: _____
Brandon W. Lippman
Attorney

Subscribed and sworn to before me the undersigned on this 6th day of November,2018.

Notary Public

My commission expires: 9-15-20

JANICE SHEPHERD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

State of Tennessee
County of Sumner

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

Witness my hand and seal at Hendersonville, Tennessee, this 6th day of November, 2018.

Notary Public

My commission expires: 9-15-20

JANICE SHEPHERD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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

#67299

TRUE COPY CERTIFICATION

I, LISA HODGES, 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.

Lisa Hodges

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, RYAN GARDNER, a notary public for this county and state, LISA HODGES who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

RYAN GARDNER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-21-2019