This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206
(615) 383-2903

Karen Y Johnson Davidson County
Batch# 182268 AFFIDAVIT
01/10/2019 08:50:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190110-0002578

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, Connie Taylor, hereinafter referred to as Affiant, on this the 31 day of December, 2018, and after first being duly sworn according to law, does state the following as true and correct to the best of Affiant's knowledge, information and belief:

1. That Affiant prepared a Warranty Deed dated March 9, 2018 and recorded April 30, 2018 in **Instrument No. 20180430-0040208,** in the Register's Office for Davidson County, Tennessee between **Manhal G. Fares (as Grantor)** and **Hernando Silva and Flavia Silva, husband and wife (as Grantees)** in regards to the property located at 1705-1707 Westchester Drive, Nashville, TN 37207.

2. That the above-mentioned Warranty Deed was recorded with clerical or typographical error in the spelling of the Grantor's name in the derivation clause.

3. That the Grantor's name, **Michael G. Fares should have read Manhal G. Fares.**

4. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Connie Taylor, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of December, 2018.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 6, 2021

NOTARY PUBLIC

My Commission Expires: _____

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212