Scrivener's Affidavit of Preparation of Warranty Deed

(of record in Instrument No. 20181116-0112892)

Comes now Concord Title, by and through its authorized agent, and states on oath:

1. That Concord Title prepared a certain Warranty Deed wherein Mary Kathryn Flanagan, a single woman, was stated to be the grantee;
2. That said Warranty Deed was recorded with the Register of Deeds of Davidson County, Tennessee in Instrument No. 20181116-0112892, on November 16, 2018;
3. That said Warranty Deed's legal description was incorrect;
4. That said incorrect legal description states: "**Land in Davidson County, Tennessee, being Unit No. 18 of Lot No. 36 on the Plan of Section Two, Heritage Village of Priest Lake Park of record in Plat Book 5200, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**"
5. That the correct legal description should be: "**Land in Davidson County, Tennessee, being Unit No. 36 of Lot No. 18 on the Plan of Section Two, Heritage Village of Priest Lake Park of record in Plat Book 5200, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**"
6. That Concord Title is hereby with this instrument correcting said Warranty Deed to reflect the correct legal description;
7. That this affidavit is given to correct and explain this mistake and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Karen Johnson Davidson County
Batch# 188874 **AFFIDAVIT**
01/28/2019 10:47:56 AM 1 pg
Fees: $12.00 Taxes: $0.00

20190128-0008026

Concord Title

By: _____

Its: Attorney

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nick Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed within instrument for the purposes therein contained; and who further acknowledged that he is the Attorney of Concord Title and that he is authorized by Concord Title to execute this instrument on its behalf by her/himself as such Attorney.

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public

My commission expires: 3/7/22

This instrument prepared by and return to:
Concord Title
3000 Meridian Blvd, Suite 140
Franklin, TN 37067