This Instrument Prepared By:
Sidwell & Barrett, P.C.
121 First Avenue South, Ste. 200
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 189544 AFFIDAVIT
01/30/2019 08:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190130-0008693

SCRIVENER'S AFFIDAVIT
For
Warranty Deed
Of record in Instrument # 20181113-0111966
Register's Office for Davidson County, Tennessee

The undersigned representative of K. Thomas Sidwell, preparer of the above referenced Warranty Deed hereby certifies that by inadvertent or mistake, a clerical error was made in the preparation of the Warranty Deed from George Wauford and wife, Linda B. Wauford, of record Instrument #**20181113-0111966**, Register's Office for Davidson County, Tennessee.

In the Warranty Deed Legal Description was defined as:

Land in Davidson County, Tennessee, being Lot 23 of Block B, on the Plan of Dabbs & Elliott's Subdivision, No. 1 at Old Hickory, of record in Plat Book 547, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 12 fronts 50 feet on the northerly side of 30th Street and runs back between parallel lines, along the west margin of Dabbs Avenue, 144 feet to an alley.

The correct legal description should have been defined as:

Land in Davidson County, Tennessee, being Lot 12 of Block 8, on the Plan of Dabbs & Elliott's Subdivision, No. 1 at Old Hickory, of record in Plat Book 547, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 12 fronts 50 feet on the northerly side of 30th Street and runs back between parallel lines, along the west margin of Dabbs Avenue, 144 feet to an alley.

THEREFORE, for the express purpose of carrying out the intent of the conveyance of the Warranty Deed of record Instrument #20181113-0111966, Register's Office for Davidson County, Tennessee recorded November 13, 2018, the conveyance is corrected to reflect the correct legal description as stated above.

The purpose of the affidavit is to put all parties on notice of the above – described error and to correct the same.

Witness my hand this 23 day of January, 2019.

Sidwell & Barrett, P.C.

By: K. Thomas Sidwell

Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, K. Thomas Sidwell with whom I am personally acquainted, and who proved himself/herself to be the President of Sidwell & Barrett, P.C. the bargainor and who, being authorized to do so, acknowledged he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 23 day of January, 2019.

Notary Public

My Commission Expires: _____

NANCY L. SCHNEIDER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

FILE # 299220

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

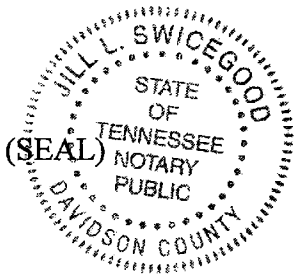
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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