This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 190973 AFFIDAVIT
02/01/2019 02:43:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190201-0009909

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Stephanie Duncan**, hereinafter referred to as Affiant, on this 1st day of February, 2019, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Affiant is an employee of **Rudy Title & Escrow**.

2. That Affiant prepared the **Warranty Deed** of record in **Instrument No. 20171208-0125343, Registers' Office for Davidson County, Tennessee** from **Archer Development, LLC, A Tennessee Limited Liability Company** to **Robert S. Ransom, III, Married and Vivek Chandra, Unmarried.**

3. Said Deed contained clerical and typographical errors in the derivation clause.

4. That Affiant makes this affidavit for the purpose of correcting the derivation to read:

   Being part of the same property conveyed to Archer Development, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Leonard Amdur, an unmarried man, recorded August 24, 2017 in Instrument No. 20170824-0087292, Register's Office for Davidson County, Tennessee.

5. This Affidavit is made to correct any defect in title by reason of the aforesaid defective instruments by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

_____, Affiant
Stephanie M. Duncan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Stephanie Duncan, 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 1st day of February, 2019.

_____
Notary Public

My Commission Expires:

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, Laura Mitchell, 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, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell 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: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY