Karen Johnson Davidson County
Batch# 198725 AFFIDAVIT
02/25/2019 11:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190225-0016861

Prepared By: OS National
3097 Satellite Boulevard
Building 700, Suite 500
Duluth, Ga. 30097

AFFIDAVIT OF SCRIVENER'S ERROR

WHEREAS, this affidavit is executed to correct a Warranty Deed dated 4/8/2016, executed by **Idella Patton and Allison Patton (Grantors)** to **Jonathan A. Dubree and Katrina G. Nunn (Grantees)** of record in **Instrument No. 20160420-0038216**, Register's Office for Davidson County, Tennessee;

WHEREAS, Fearnley, Martin & McDonald PLLC was responsible for the property signing of the above Deed, and through inadvertence and due to scrivener's error, the incorrect Instrument No of the Plat book was entered in the legal description to said Warranty Deed;

WHEREAS, the correct Plat Book reference in the legal description contained in the Deed recorded in **Instrument No. 20160420-0038216**, Register's Office for Davidson County, Tennessee, should be **Instrument No. 20060406-0040015**

NOWTHEREFORE, I Michael A. Fearnley of **Fearnley Martin & McDonald PLLC,** do attest and affirm that the correct legal description of the Deed of record in **Instrument No. 20160420-0038216**, Register's Office for Davidson County, Tennessee, should read as follows:

Land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Final Plat, Section Two, Vantage Pointe (Formerly North Forty) "a Cluster Lot Subdivision" of record in Plat at Instrument No. 20060406-0040015, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan A. Dubree and Katrina G. Nunn by Warranty deed from Idella Patton, and Allison Patton of record in Instrument No. 20160420-0038216 Register's Office for Davidson County, Tennessee, dated April 08, 2016 and recorded on April 20, 2016. (Value of consideration shown in aforementioned deed $204,000.00.)

Being also known as 1401 Goodnight Court, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, I have hereunto set my signature, on this 7th day of February, 2019.

Michael Fearnley
Former Partner of Fearnley, Martin & McDonald PLLC

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael A. Fearnley**, with whom I am personally acquainted (or proved upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he, executed the within instrument for the purposes therein contained.

WITNESS may hand and official seal at Shelby County Tennessee this 7th day of February, 2019

Notary Public

My Commission Expires: 4·10·22

MYRA E. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES APRIL 10, 2022

True Copy Certification

I, Stacy Martin, 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: Stacy Martin

State of GEORGIA
County of GWINNETT

Personally appeared before me, Krista Murphy, a notary public for this county and state, Stacy Martin, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTA MURPHY NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA JUNE 25, 2021

My Commission Expires:
Notary' Seal (if on paper)