This instrument prepared by:
Commerce Title & Escrow, LLC
513 3rd Avenue South
Nashville, TN 37210

Record & Return to Preparer
File No.: ALW-18-302

Karen Johnson Davidson County
Batch# 201812 AFFIDAVIT
03/04/2019 04:06:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190304-0019769

SCRIVENER'S AFFIDAVIT

(Reference to Warranty Deed of record in Instrument Number 20190102-0000282, Register's Office for Davidson County, TN)

Comes now, Commerce Title & Escrow, LLC, with its principal place of business located at 513 3rd Avenue South, Nashville, TN 37210, by and through its authorized agent, Adam G. LaFevor, and states on oath:

1. That Commerce Title & Escrow, LLC had cause to prepare and/or record a Warranty Deed executed by Jeffrey Williams ("Grantor") to Magnify Capital Real Estate Fund, LC ("Grantee") of record in Instrument Number 20190102-0000282, in the Register's Office for Davidson County, Tennessee;
2. That the derivation clause failed to sight a Quitclaim Deed which was recorded prior to the conveyance.
3. Preparer wishes to clarify the chain of title as follows:

   Being the same property conveyed to Jeffery S. Williams, a married man by Warranty Deed from Mary Frances Kinnard, unmarried, recorded on the 25th day of November, 2009 in Instrument No. 20091125-0108533, in the Register's Office of Davidson County, Tennessee. Pursuant to Final Decree of Divorce, Case No. 14D1792, in the Fourth Circuit Court for Davidson County, Tennessee, Amy Marie Williams NKA Amy Marie Pierce-Haislip conveyed her interest in subject property to Jeffery Scott Williams, by Quitclaim Deed recorded in Instrument Number 20190102-0000281, said Register's Office.

   Jeffery Williams, Jeffery S. Williams, and Jeffery Scott Williams are one and the same person.

4. That this affidavit is given to correct and explain the error and to assist the present owners and lender, as well as all future owners, lenders, title examiners, and insurers.

EXECUTED on the 4th day of March, 2019.

Commerce Title & Escrow, LLC

By: Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Adam G. LaFevor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Authorized Agent** of **Commerce Title & Escrow, LLC**, that he as such **Authorized Agent**, being authorized to do so, executed the within instrument for the purposes therein contained. Witness my hand and official seal at office this 4th day of March, 2019.

Amanda Vaughn
Notary Public
My commission expires: 5/5/2020

AMANDA VAUGHN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

