THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
File No. E16-5162

Karen Johnson Davidson County
Batch# 204968 AFFIDAVIT
03/12/2019 02:43:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190312-0022676

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101(A) (26)

The undersigned, Christopher M. Corriveau, who is over eighteen (18) years of age and states that he is the President of Midtown Title, LLC, and he makes oath that the following statements are true to the best of his knowledge, information and belief.

That my office prepared that certain Warranty Deed from Brittany Lora Stewart and Matthew Tyree, wife and husband, (as "Grantor"), to Daniel J. Fitzpatrick and Hannah S. Fitzpatrick, husband and wife, (as "Grantee"), dated August 12, 2016, recorded August 17, 2016, and of record in Instrument No. 20160817-0086009, Register's Office for Davidson County, Tennessee.

WHEREAS, through inadvertence and mistake, the derivation clause was erroneously omitted from the said Warranty Deed;

NOW THEREFORE, pursuant to T.C.A. 66-24-101(a)(26), I, Christopher M. Corriveau do hereby amend the aforementioned Warranty Deed to include the following derivation clause and to read as follows:

Being the same property conveyed to Brittany Lora Stewart, an unmarried woman, by Warranty Deed from A Place in the Sun, Inc., a Tennessee Corporation, dated October 26, 2009, recorded October 27, 2009, and of record in Instrument No. 20091027-0099134, in the Register's Office for Davidson County, Tennessee.

Further Affiant sayeth naught.

WITNESS MY HAND on this 11th day of March 2019.

Midtown Title, LLC

By: _____
Christopher M. Corriveau, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Christopher M. Corriveau, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Midtown Title, LLC, the within named bargainor, a limited liability company, and that he as such President, executed the foregoing instrument for the purposes there in contained by personally signing the name of the limited liability company as its President.

Witness my hand and official seal at Nashville, Tennessee, this the 11th day of March, 2019.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

_____
Notary Public
My Commission Expires: 9-20-21

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)