Prepared by:
Brokers Escrow Services, Inc.
200 Nashboro Blvd.
Nashville, TN 37217
615-885-0223

Karen Johnson Davidson County
Batch# 206044 AFFIDAVIT
03/14/2019 02:46:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190314-0023560

SCRIVENER'S ERROR AFFIDAVIT

This Scrivener's Error Affidavit is made and entered into this 25th day of February, 2019, by Rebecca R. Waynick, Title Agent for Brokers Escrow Services, Inc.

Whereas, **Morris P. Anderson Jr. And Mary M. Ponder** were vested equal shares in real property described as:

> Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Priest Lake Park, Section 4, as of record in Book 4460, page 15, Register's Office for said County, to which plan reference is here made for description.:
> Commonly known as 3859 Priest Lake Drive, Nashville, TN 37217,

by Affidavit of Heirship, in Instrument No. 20180731-0074712. Register's Office for Davidson County, Tennessee.

Whereas, Mary M. Ponder conveyed her interest to Morris P. Anderson Jr. And wife, Peggy Maurene Anderson by Warranty Deed of record in Instrument No. 20180828-0085157, Register's Office for Davidson County, Tennessee.

Whereas, it was the intent of Morris P. Anderson, Jr. to convey his inherited interest to himself and his wife as tenants by the entirety, Morris P. Anderson Jr. executed a Quitclaim Deed of record in Instrument No. 20180828-0085159, Register's Office for Davidson County, Tennessee, to Morris P. Anderson Jr. And wife, Peggy Maurene Anderson.

Whereas, by inadvertence, mistake and scriveners error, said Quitclaim Deed did not reference the last Deed in the chain of title in the derivation clause.

Now, Therefore, the "Derivation Clause" on Quitclaim Deed previously recorded as Instrument No. 20180828-0085159 Register's Office for Davidson County, Tennessee shall be corrected to read:

> **"Being the same property conveyed to Morris P. Anderson Jr. and wife, Peggy Maurene Anderson by Deed from Mary M. Ponder of record in Instrument No. 20180828-0085157 Register's Office for Davidson County, Tennessee. "**

Therefore, for the purpose of correcting said error, I, Rebecca R. Waynick, hereby acknowledge and affirm that the correction made on is true and correct.

Rebecca R. Waynick

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 Rebecca Waynick, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of February, 2019

Notary Public

CAITLIN MARIE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

CERTIFICATION

I, Rebecca Waynick, 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.

Rebecca Waynick

State of Tennessee; County of Davidson

On this day of March, 2019, personally appeared before me, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Caitlin Marie Smith

My Commission Expires:

