Karen Johnson Davidson County
Batch# 207535 AFFIDAVIT
03/19/2019 10:57:00 AM 1 pg
Fees: $12.00 Taxes: $0.00
20190319-0024877

THIS INSTRUMENT WAS PREPARED BY:
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, Tennessee 37027

SCRIVENER'S AFFIDAVIT
(Correcting Warranty Deed in Instrument No. 20180921-0093807)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared Daniel Heard, Attorney, who is known to me (or proved to me on the basis of satisfactory evidence), and said person swore under oath and stated as follows:

1. That American Title & Escrow Services, LLC, prepared the following described legal document for recording in the public records:

A Warranty Deed between David Highsmith, a single man, GRANTOR, and Francisco A. Castro, GRANTEE, as of record in **Instrument No. 20180921-0093807**, in the Register's Office for Davidson County, Tennessee.

2. That the above described document contains a scrivener's error in the derivation clause on Page 1. The scrivener's error is in bold type as follows:

The deed reference in the derivation clause is incorrect – it is missing most of the numbers.

3. That the **correct** wording is in bold type as follows:

Being a portion of the same property conveyed to David Highsmith, an unmarried man by Warranty deed from GT3 Properties, a Tennessee General Partnership of record in **Instrument No. 20170804-0079813**, Register's Office for Davidson County, Tennessee, dated August 01, 2017 and recorded on August 04, 2017.

4. That he knows of his own personal knowledge that correction of this scrivener's affidavit is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

FURTHER AFFIANT SAYS NOT.

Witness my hand this 18 day of March, 2019.

American Title & Escrow Services, LLC

By: _____
Daniel Heard

Its: Attorney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Daniel Heard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an officer authorized to execute the foregoing Affidavit on behalf of American Title & Escrow Services, LLC, a Tennessee limited liability company, and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 18 day of March, 2019.

My Commission Expires: 12-19-20

_____
Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020