This instrument prepared by:
Law Office of Andrew Gibson
19 Town Center Loop #4B
Santa Rosa Beach, FL 32459

Map 103-12-0
Parcel 212.00

Karen Johnson Davidson County
Batch# 210363 AFFIDAVIT
03/27/2019 09:38:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190327-0027506

SCRIVENER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF WALTON

The undersigned, Andrew B. Gibson, Jr., ("Affiant") being duly sworn, deposes and makes oath as follows:

1.) I prepared a Quitclaim Deed (the "Deed") as recorded in Instrument No. 20190226-0017359 in the Register's Office for Davidson County, Tennessee.

2.) The Deed was for the conveyance of certain property described therein, from Luke Sullivan, in his capacity as Executor of the Margaret Lynn Yuchnitz, conveying an undivided one-half interest in said property to Brittany Y. Sullivan an undivided one-half interest to Jennifer Yuchnitz Garner, (the Grantees") said property being known as 103 Lauderdale Road in Nashville, TN, Map 103-12-0, Parcel 212.00 (Property").

3.) The Derivation Clause in the Deed (the third paragraph of page one of the Deed) mistakenly did not include one reference of a Will Book and Page by which Margaret Lynn Yuchnitz obtained title to the Property, 2002 upon her mother's death.

4.) Therefore, in order to comply with the wishes and intent of the Grantor and Grantee named in the Deed, the Derivation Clause of the Deed is corrected to be as follows:

Being the same property conveyed by Deed to Cleo T. Cole from Rubena J. Hatcher, of record in Book 2594, page 621, dated September 20, 1956, said Register's Office. The said Cleo T. Cole having since died on or about April 2, 1965. The Will of Cleo Tribble Cole of record in Will Book 83, page 302, Davidson County Probate Court Clerk's Office devised Property to Anne Cole Worrall. The said Anne Cole Worrall having since died on or about April 4, 2002. The Will of Anne Cole Worrall of record in Volume No. 02P-763, Davidson County Probate Court Clerk's Office devised the Property to Lynn Yuchunitz, which is also of record in WB 00003893, Page 0718450, Probate Court Clerk's Office. Lynn Yuchnitz and Margaret Lynn Yuchnitz are one and the same person. The said Margaret Lynn Yuchnitz died on or about January 17, 2018. The Will of Margret Lynn Yuchnitz of record under Docket No. 18P- 1552 in the Seventh Circuit Court for Davidson County, Tennessee devised the Property to Brittany Y. Sullivan and Jennifer Yuchnitz Garner as tenants in common.

5.) There are no other changes to the Deed and this Scrivener's Affidavit is executed by Andrew B. Gibson, Jr. the preparer of the Deed, for the purpose of correcting the Derivation Clause as outlined herein.

WITNESS, my hand this ___ day of March, 26, 2019.

ANDREW B. GIBSON, JR., Affiant

STATE OF FLORIDA
COUNTY OF WALTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew B. Gibson, Jr., the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Memphis, Tennessee this 26th day of March 2019.

Tammie Kelley Becker
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG234227
Expires 7/5/2022

Tammie Kelley Becker
NOTARY PUBLIC

My Commission Expires: 07/05/2022