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

Map 142 090D
Parcel 159.00

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

20190327-0027508

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. 20190226-0017358 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 to Megan Yuchnitz, (the Grantee") said property being known as 8502 Sawyers Brown Road in Nashville, TN, Map 142 090D, Parcel 159.00 (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 Deed Book and Page by which Anthony C. Yuchnitz and wife Margaret Lynn Yuchnitz obtained title to the Property, 2011. The said Anonthy C. Yuchnitz having preceded his wife Margaret Lynn Yuchnitz.

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 Anthony C. Yuchnitz and wife Margaret Lynn Yuchnitz of record in Instrument No. 20110909-0070150. The said Anthony C. Yuchnitz having since died on or about May 31, 2012 and by operation of law the said Margaret Lynn Yuchnitz became the sole owner of the Property. 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 Megan Yuchnitz.

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 ~~___~~ day of March 26, 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