This instrument prepared by:
Commerce Title & Escrow, LLC
513 3rd Avenue South
Nashville, TN 37210

Record & Return to Preparer
File No.:_ALW-16-918-UNITB-SALE

Karen Johnson Davidson County
Batch# 227542 AFFIDAVIT
05/08/2019 02:21:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190508-0043163

SCRIVENER'S AFFIDAVIT

(Reference to Warranty Deed of record in Instrument Number 20160930-0103526, Register's Office for Davidson County, TN)

Comes now, Commerce Title & Escrow, LLC, with its principal place of business located at 513 3rd Avenue South, Nashville, TN 37210, by and through its authorized agent, Adam G. LaFevor, and states on oath:

1. That Commerce Title & Escrow, LLC had cause to prepare and/or record a Warranty Deed executed by Magness Group, Inc. ("Grantor") to Bruce A. Eyre and Noreen D. Eyre, husband and wife ("Grantee") of record in Instrument Number 20160930-0103526, in the Register's Office for Davidson County, Tennessee;
2. That the derivation clause failed to sight a Quitclaim Deed which was recorded prior to the conveyance.
3. The derivation clause contained information from the chain of title which was superfluous to the transaction.
4. Preparer wishes to clarify the chain of title as follows:

   Being the same property conveyed by Warranty Deed from Angelo M. White and Beth White to William H. Smallman, dated August 31, 2015, recorded in Instrument Number 20150921-0095646, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed by Quitclaim Deed from William H. Smallman to Magness Group, Inc., dated September 20, 2016, recorded in Instrument Number 20160921-0099728, said Register's Office.

5. That this affidavit is given to correct and explain the error and to assist the present owners and lender, as well as all future owners, lenders, title examiners, and insurers.

EXECUTED on the 7th day of May, 2019.

Commerce Title & Escrow, LLC

By: Adam G. LaFevor, Authorized Agent

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 **Adam G. LaFevor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Authorized Agent** of **Commerce Title & Escrow, LLC,** that he as such **Authorized Agent**, being authorized to do so, executed the within instrument for the purposes therein contained. Witness my hand and official seal at office this 7th day of May, 2019.

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

Notary Public
My commission expires: 09/22/2021

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

