PREPARED BY:
STEWART TITLE COMPANY
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 227816 AFFIDAVIT
05/09/2019 11:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190509-0043605

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILSON)

I, Tracey Trumphour, do hereby make oath that I am of majority, under no disability and that I have read this Affidavit and swear that the information contained herein is true, accurate and correct to the best of my knowledge, information and belief. I have personal knowledge of the transaction in which the scrivener's error is involved.

This Affidavit is being given pursuant to Tenn. Code Ann. 66-24-101(a)(27).

1. On April 10, 2019, a Warranty Deed was recorded, Jean E. Garrett, Personal Representative of the Estate of Mildred E. Helton, deceased, Grantor, and TN Ventures, LLC, Grantee.

2. Said Warranty Deed is of record in **Instrument #20190410-0032448**, Register's Office for Davidson County, Tennessee.

3. The legal description references the Last Will and Testament of Mildred E. Helton. The probate county was inadvertently referenced as Davidson.

4. This Scrivener's Affidavit is being recorded to correct the legal description, specifically the county for the Probate Court. The correct legal is attached hereto as Exhibit A.

FURTHER AFFIANT sayeth not.

Stewart Title Company

Tracey Trumphour, Notary for said Warranty Deed

SWORN TO AND SUBSCRIBED before me this 9th day of May, 2019.

Notary Public

My Commission Expires: 9-4-19
01288-45285

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 26, 27, 28, 29, in Block 4, on the PLAN OF BERRYVILLE, of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Bobby G. Helton and wife, Mildred E. Helton by Warranty Deed dated 06/29/1972 from Ruford F. Helton and wife, Emma R. Helton of record in Book 4614, Page 968, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Mildred E. Helton by Quitclaim Deed dated 05/22/2007 from Bobby G. Helton of record in Instrument 200705300063790, Register's Office for Davidson County, Tennessee.

The said Mildred E. Helton died testate on 5/12/2018 appointing Jean E. Garrett as her Personal Representative, as evidenced in her Last Will and Testament filed under Docket #2018PR440, in the Probate Court Clerk's Office for Wilson County, Tennessee.

TRUE COPY CERTIFICATON

I, Jill Simmons, do hereby make oath that I am a licensed attorney and/or 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY