Karen Johnson Davidson County
Batch# 230043 AFFIDAVIT
05/15/2019 09:07:14 AM 1 pg
Fees: $12.00 Taxes: $0.00
20190515-0045625

THIS INSTRUMENT WAS PREPARED BY: + Return to:
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

AFFIDAVIT REGARDING SCRIVENER'S ERROR

I, Samuel F. Anderson, 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 Tennessee Code Annotated 66-24-101(a)(27).

1. On April18th, 2019, our office prepared a Warranty Deed from Jane B. Daddario and John J. Daddario, Wife and Husband, (Grantor) to Nathan Sanders and Rachel Soper Sanders, Husband and Wife (Grantees);

2. The Warranty Deed was recorded in Instrument No. 20190423 0037038, Register's Office for Davidson County, Tennessee.

3. The legal description in the Warranty Deed contained a scrivener's error in that Derivation Instrument Number was incorrect.

> Being the same property conveyed to Jane B. Daddario and John J. Daddario, wife and husband by Warranty Deed from Thomas M. Clinard and wife, Cynthia Clinard of record in Instrument No. 20150407-0030314, Register's Office for Davidson County, Tennessee, dated April 02, 2015 and recorded on April 07, 2015.

The legal description should read as follows:

> Being the same property conveyed to Jane B. Daddario and John J. Daddario, wife and husband by Warranty Deed from Thomas M. Clinard and wife, Cynthia Clinard of record in Instrument No. 20150407-0030134, Register's Office for Davidson County, Tennessee, dated April 02, 2015 and recorded on April 07, 2015.

4. The real property affected is known as: 4322 Lealand Lane, Nashville TN 37204

5. This Affidavit is being given in furtherance of identification and title to the real property.

FURTHER AFFIANT sayeth not.

Samuel F. Anderson

State of TENNESSEE
County of WILIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Samuel F. Anderson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2019.

RITA MAY E. GRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC
My Commission Expires: 3-19-23