This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Karen Johnson Davidson County
Batch# 233482 AFFIDAVIT
05/23/2019 09:55:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190523-0048848

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Kate Nyquist**, hereinafter referred to as Affiant, on this the 14th day of May, 2019, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. That Affiant recorded a Warranty Deed of record in **Instrument No. 20190418 0035715**, in the Register's Office for Davidson County, Tennessee for **CHERYL & MATTHEW POPPERT** which was recorded on April 18, 2019.

2. That the legal description in said Warranty Deed was recorded with a typographical error in the Instrument No. referenced as the source of title.

3. That the correct legal description is as follows:

   Being the same property conveyed to Cheryl Poppert and Matthew Poppert, wife and husband by Warranty Deed from Timothy Ryan Walsh, unmarried and Amanda Jean Horan, unmarried of record in **Instrument No. 20160615-0060772** Register's Office for Davidson County, Tennessee, dated June 13, 2016 and recorded on June 15, 2016.

4. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Kate Nyquist, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kate Nyquist, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 7/5/21

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, Laura Mitchell, 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 DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY