THIS INSTRUMENT PREPARED BY,
RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 237394 AFFIDAVIT
05/31/2019 02:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190531-0052065

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Leslie A. Garside, a resident of Davidson County, Tennessee, being of lawful age, hereinafter referred to as "Affiant," being first duly sworn according to law, deposes and states as follows:

1. That Affiant, as an attorney of Magnolia Title & Escrow, Inc., on March 29, 2019, prepared a certain Warranty Deed, said Warranty Deed having been executed by Van Webber, LLC and Stillwater Construction and Development, LLC and conveying property to Quiana Lanea Jimerson, which appears of record in Instrument No. 20190402-0029943 in the Register's Office for Davidson County, Tennessee.

2. One of Affiant's duties was to accurately reflect the full name of the subdivision in the Exhibit A;

3. Whereas, by inadvertence, error and mistake, Affiant's Exhibit A is missing a portion of the subdivision name;

4. Now, therefore, Affiant hereby certifies that the attached "Exhibit A" does and is intended to replace the Exhibit A of the Warranty Deed recorded at Instrument No. 20190402-0029943, in the Register's Office for Davidson County, Tennessee, with corrected Instrument Numbers in **bold** face type.

5. The Affiant further affirms that all other terms, provisions, and warranties recited in the Warranty Deed recorded on April 2, 2019 at Instrument No. 20190402-0029943, in the Register's Office of Davidson County, Tennessee, not specifically recited and corrected herein, shall remain unchanged and in full force and effect.

Leslie A. Garside, Attorney at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Leslie A. Garside,** with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31 day of May, 2019.

NOTARY PUBLIC

My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 99 **B** Ensley Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180102-0000492 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Van Webber, LLC and Stillwater Construction, LLC by Warranty deed from Daryl M. Adler, d/b/a Adco Custom Construction of record in Instrument No. 20170929-0100012 Register's Office for Davidson County, Tennessee, dated September 27, 2017 and recorded on September 29, 2017 and Affidavit of Scrivener's Error recorded on October 24, 2017, of record in Instrument No. 20171024-0109019.

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020