THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Stewart Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122
01288-29365

Karen Johnson Davidson County
Batch# 239360 AFFIDAVIT
06/05/2019 11:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190605-0053769

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILSON)

I, Jill Simmons, 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 Tenn. Code Ann. 66-24-101(a)(27).

1. On February 22, 2018, our office prepared a Warranty Deed from Marcia L. Baker, Grantor, to Ruby M. Fortner and Tracey L. Fortner, Grantees.

2. Said Warranty Deed is of record in Instrument #20180306-0021151, Register's Office for Davidson County, Tennessee.

3. The legal description was incorrect. Attached as Exhibit A is the correct legal description.

4. The said Scrivener's Affidavit is to correct said Warranty Deed recorded in Instrument #20180306-0021151, Register's Office for Davidson County, Tennessee as follows: to change the legal description as is attached as Exhibit A hereto.

FURTHER AFFIANT sayeth not.

Stewart Title Company

Jill Simmons, Preparer for said Warranty Deed

SWORN TO and SUBSCRIBED before me this 5th day of June, 2019.

Notary Public

My Commission Expires: 5/17/21

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Map and Parcel: 037070A006.00
Property Address:
513 Harbor Village Drive
Madison, TN 37115
01288-41973

EXHIBIT A

Land in Davidson County, Tennessee, being all of Unit No. 6, on the Plan of Planned Unit Development, Phase I, Harbor Village, as shown by plat appearing of record in Plat Book 6900, Page 37, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more a more complete description.

Being the same property conveyed to Marcia L. Baker by Warranty Deed from Gayle C. Fey, Trustee of the Fey Family Revocable Living Trust Agreement dated 6/16/95, recorded in Instrument #20120724-0064730, Register's Office for Davidson 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.

Jill Simmons
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.

Lissa Groom
Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY