PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

THIS INSTRUMENT PREPARED BY:
Warranty Title Insurance Company, Inc.
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 245926 AFFIDAVIT
06/20/2019 09:25:04 AM 1 pg
Fees: $12.00 Taxes: $0.00

20190620-0059417

SCRIVENER'S AFFIDAVIT

WHEREAS, Kevin D. Collier, an unmarried man, ("Grantor") conveyed to Joshua A. Malnofski, an unmarried man ("Grantee") by a Warranty Deed dated March 18, 2019 and recorded in Instrument No. 20190319-0024830, Register's Office for Davidson County, Tennessee, the property commonly known as 905 Hospital Drive, Madison, TN 37115.

WHEREAS a "scrivener's error" was made in that the legal description reads as "Lot "G" and is incorrect on the aforementioned Warranty Deed.

NOW THEREFORE, Christine L. Lind, ("Affiant") makes the following statements:

I am the office manager and acted as the closing agent who prepared the deed in the transaction wherein Kevin D. Collier, an unmarried man conveyed to Joshua A. Malnofski, an unmarried man. I was made aware of the error, which was the result of a "scrivener's error" by the Affiant or a member of her staff and that the legal description should read as follows:

Certain real property situate in the 11th Civil District of Davidson County, Tennessee, and described as follows, to-wit

Being part of the tract known as Lot "B" (being part of the R.C. Kinsey tract) on the map of "Home Acres", a subdivision of a tract of land containing 45 acres conveyed to the Layman Foundation by deed of Neely's Bend Health Place, described according to a survey made by Z. J. Wilkinson, Surveyor on November 16, 1937, recorded in Book 974, page 39, Register's Office for Davidson County, Tennessee, said tract being more particularly described as follows:

Beginning at the northwest corner of said 45 acre tract, running thence East along the north line of said 45 acre tract, 125 feet, thence at right angles South 200 feet, thence at right angles, West 125 feet; thence at right angles North 200 feet to the place of beginning.

This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Dated this 19th day of June, 2019.

Christine L. Lind

Christine L. Lind

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christine L. Lind, the bargainor, 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 19th day of June, 2019.

A Walston

Notary Public

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

My Commission Expires: 3-2-2021