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# 253813 AFFIDAVIT
07/08/2019 02:46:49 PM 1 pg
Fees: $12.00 Taxes: $0.00
20190708-0066339

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Stephanie Duncan**, hereinafter referred to as Affiant, on this the 5th day of July, 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. 20190424 0037677**, in the Register's Office for Davidson County, Tennessee for **BRAD & LAURA MCCLAIN** which was recorded on April 24, 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 Brad A. McClain and wife, Laura Marie McClain by Warranty deed from Marcella V. Swiggett, trustee, Ann Laree Cummings, Trustee, each as Co-Trustees of the Inter Vivos Trust of Mrarcella V. Swiggett, with full power, and Ann L. Cummings, individually of record in **Instrument No. 20040528-0062958** Register's Office for Davidson County, Tennessee, dated May 27, 2004 and recorded on May 28, 2004.

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.

Stephanie Duncan, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Stephanie Duncan, 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 5th day of July, 2019.

NOTARY PUBLIC

My Commission Expires: 11/8/21

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021