This instrument prepared by and please return to after recording:
Rochelle, McCulloch & Aulds, PLLC
109 North Castle Heights Avenue
Lebanon, TN 37087
File No.: 19-0577

Karen Johnson Davidson County
Batch# 255924 AFFIDAVIT
07/12/2019 08:28:18 AM 1 pg
Fees: $12.00 Taxes: $0.00
20190712-0067916

REGISTER OF DEEDS: PLEASE CROSS-REFERENCE THIS AFFIDAVIT WITH **INSTRUMENT NO. 20190520-0047479, R.O.D.C.T.**

AFFIDAVIT OF SCRIVENER'S ERROR

I, **MATTHEW H. RYAN**, who, having first been duly sworn according to law, do hereby make oath and affidavit as follows:

1. That I am an attorney at law licensed to practice in the State of Tennessee, with my principal place of business in Lebanon, Wilson County, Tennessee;

2. That on or about May 15, 2019, my office, prepared a Warranty Deed from CINDY M. JOHNSON, TRUSTEE OF THE JAMES R. MAXWELL LIVING TRUST DATED JULY 5, 2012, CINDY M. JOHNSON, JAMES R. MAXWELL, JR., and DAN R. MAXWELL, to PATRICIA C. LAMONTAGNE, unmarried, dated May15, 2019, and of record in Instrument No. 20190520-0047479 in the Register's Office for Davidson County, Tennessee (hereinafter "Deed");

The legal description on said Deed was prepared as follows:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 55 on the Map of Donelson **Acres**, of record in Plat Book 1835, Page 35, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

The correct legal description is as follows:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 55 on the Map of Donelson **Meadows**, of record in Plat Book 1835, Page 35, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

3. That this affidavit is given to explain the errors as set forth herein and to assist the present owner as well as all future owners, lenders, title examiners and insurers.

Further affiant saith not.

MATTHEW H. RYAN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **MATTHEW H. RYAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of July, 2019.

My Commission expires:
1-13-2021

Debbie A. Serbin
NOTARY PUBLIC

DEBBIE A. SERBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY