Karen Johnson Davidson County
Batch# 269399 AFFIDAVIT
08/09/2019 10:38:49 AM 1 pg
Fees: $12.00 Taxes: $0.00
20190809-0079475

PREPARED BY AND RETURN TO:
TENNESSEE TITLE & ESCROW AFFILIATES, LLC
7105 CROSSROADS BLVD., SUITE 101
BRENTWOOD, TN 37062

AFFIDAVIT OF SCRIVENER'S ERROR
WARRANTY DEED

Before me, the undersigned attesting officer, came Triston Jacobs, (the "Affiant"), who being sworn, duly deposes as follows:

1. **The, (Affiant) prepared a Warranty Deed dated June 26th, 2019 and of record in Instrument No. 20190628-0063018, Register's Office for Davidson County, Tennessee, for a transaction involving the property described below, whereas Brian Davis, hereinafter referred to as Grantor conveyed his interest in said property to The MC2 Group Inc a Tennessee Corporation hereinafter called the Grantee.**

   Improved property known as: 341 Woodycrest Ave, Nashville, TN 37210.

2. **A Scrivener's Error was made in that the Lot Number in the legal description was incorrect.**

3. **The correct legal description for the property described should have been shown as:**

   Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Woodycrest, Section One, of record in Book 1835, page 25, Register's Office for Davidson County, Tennessee.

   Said Lot No. 113 fronts 65 feet on the easterly margin of Woodycrest Avenue and runs back between parallel lines measuring 162.8 feet on the north line and 216.7 feet on the south line to a dead line in the rear on which it measures 118 feet.

4. **The purpose of this affidavit is to put all parties on notice of the above-described errors and to correct the same.**

Triston Jacobs

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Triston Jacobs**, the within named bargainor(s), 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, at office, this 7th day of August, 2019.

Notary Public

My commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020