Instrument prepared by:
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067
Phone 615-790-3156
Fax 615-794-8017
MST File No.: 2019-1273

Karen Johnson Davidson County
Batch# 271406 AFFIDAVIT
08/14/2019 10:42:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190814-0081180

SCRIVENERS AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared, Yvette Meldrum, who is well known to me (or proved to me on the basis of satisfactory evidence), and said person swore under oath and stated as follows:

1. That Mid-State Title & Escrow, Inc. prepared the following legal document for recording in the public records:

WARRANTY DEED of record in Book INSTRUMENT NO. 20180503-0042314, page PAGE ONE, Register's office of Davidson County, TN.

2. That the legal document is described as follows:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 4204 Hood Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180102-0000639, and being shown on Plat Attached thereto as **Exhibit "B"**, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

3. That the above-described document contains a scrivener's error in the paragraph. The scrivener's error is in bold type as follows:

Exhibit "B"

4. That the **correct** wording is in bold type as follows:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 4204 Hood Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180102-0000639, and being shown on Plat Attached thereto as **Exhibit "A"**, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

5. That she knows of her own personal knowledge that the correction of this scrivener's error is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

FURTHER AFFIANT SAYS NOT.

Mid-State Title & Escrow, Inc.

By: _____
Yvette Meldrum

Its: Attorney

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, personally appeared Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an officer authorized to execute the foregoing Affidavit on behalf of Mid-State Title & Escrow, Inc., and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 14 day of August, 2019.

_____
Notary Public (Affix Seal)

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

My commission expires: 4-11-2020

Truee Copy Certification

I, Yvette Meldrum, 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.

_____
Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

My Commission Expires: 4-11-2020