THIS INSTRUMENT PREPARED BY:
John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 285510 AFFIDAVIT
09/13/2019 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190913-0093232

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now John T. Rochford who is over the age of eighteen (18) and whose address is 2200 Abbott Martin Road, Nashville, TN 37215 and who would state as follows: On the Quitclaim Deed (hereinafter, the "Deed") from Cora Cobb to John Cobb Rochford, Trustee, recorded as Instrument No. 20010720-0077117, Register's Office for Davidson County, Tennessee, I was the licensed attorney responsible for preparing and recording the Deed. The Deed contains scrivener's errors. More specifically, the grantee is identified as John Cobb Rochford, Trustee. The grantee should have been identified as John Cobb Rochford. The first page of the Deed also has two signature lines, one of which was signed by Carol C. Rochford, the other of which was not. The Deed should have had a single signature line signed by Carol C. Rochford. The signature lines also identify the signatory as Carol Rochford as the attorney-in-fact for Cora G. Cobb. The single signature line should have identified Carol C. Rochford as the attorney-in-fact for Cora G. Cobb. On the second page of the Deed, Carol Rochford is identified as "Trustee" when in fact she was acting as the attorney-in-fact for Cora G. Cobb. On the signature line on the second page, Carol Rochford is also identified as trustee. She should have been identified as the attorney-in-fact for Cora G. Cobb. Finally the body of the acknowledgment on the second page of the Deed reads as follows:

> Personally appeared before me, Lillian Franck, a Notary Public in and for said County and State, the within named, Carol Rochford, 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.

The body of the acknowledgment on the second page of the Deed was intended to read as follows:

> Personally appeared before me, Lillian Franck, the undersigned Notary Public in and for said State and County the aforesaid, Carol C. Rochford, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-Fact** of Cora G. Cobb (herein called the "**Maker**"), or a constituent of the **Maker** or by her constituent, the constituent being authorized by the **Maker** to execute this instrument as the free act and deed of the **Maker** on this 15th day of October, 1997.

These errors were unintentional. This affidavit is made of my personal knowledge to correct the errors above described.

John T. Rochford

OATH AND ACKNOWLEDGMENT

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, John T. Rochford, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as the free act and deed of the within named John T. Rochford.

SUBSCRIBED AND SWORN TO before me this 13th day of September 2019

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 1/29/23

Certificate of Authenticity

I, John Cobb Rochford, 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 Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09-07-21.

Notary's Seal (If on paper)