This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212
615-383-2903
R-VRES-18-3480

Karen Johnson Davidson County
Batch# 286970 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20190917-0094338

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Edwin G. Armstrong**, hereinafter referred to as Affiant, on this 22 **day of August, 2019**, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. That Affiant prepared and executed the Quitclaim Deed of record in **Record Book 9920, Page 969 in the Register's Office for Davidson County, Tennessee** by and among **Edwin Gus Armstrong**, as Grantor, and **Julie Ann Armstong**, as Grantee.

2. Said Warranty Deed contained clerical and typographical errors and/or omissions.

3. That Affiant makes this affidavit for the purpose of correcting the legal description as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Madison Heights, Section II, Part IV of record in Plat Book 2133, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 68 fronts 160.8 feet on the Northerly side of Jasperon Drive and extends back 245.00 feet on the Easterly line and 252.25 feet on the Westerly line to a dead line measuring 160.96 feet thereon.

4. This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties

Edwin G. Armstrong, Affiant

STATE OF ~~TENNESSEE~~ MS
COUNTY OF ~~DAVIDSON~~ Lee

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Edwin G. Armstrong**, 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 22 **day of August, 2019**.

Notary Public

My Commission Expires: 7-19-2021

STATE OF MISSISSIPPI
CARMAN LONG JONES
NOTARY PUBLIC
ID No. 61962
My Comm. Expires
July 19, 2021
LEE COUNTY