This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Karen Johnson Davidson County
Batch# 292349 AFFIDAVIT
09/27/2019 12:51:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190927-0098594

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Ryan Terrell**, hereinafter referred to as Affiant, on this the 27th day of September, 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 a Warranty Deed conveying property located at **1219 McAlpine Avenue, Nashville, TN 37216** from **Betty G. Loafman** to **Samantha Creamer and Philip Creamer** of record in **Instrument Number 20180406-0032697**, in the Register's Office for Davidson County, Tennessee, was recorded with a derivation clause that did not include an instrument number for purposes of conveyance.

2. The said Warranty Deed references an Installment Deed in the derivation clause with an incorrect page number. The deed references Book 3312 Page 69. The correct Book and page number is Book 3312 Page 79.

3. The derivation clause for said Warranty Deed of record in **Instrument Number 20180406-0032697**, Register's Office for Davidson County, Tennessee should be corrected to read as follows:

   Being the same property conveyed to Betty G. Loafman by Installment deed from Adele Lakebrink and husband, J.W. Lakebrink of record in Book 3312, Page 79, Register's Office for Davidson County, Tennessee, dated November 28th 1961.

4. Tax Bills should be sent to the following address:

   1219 McAlpine Avenue, Nashville, TN 37216

5. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Ryan Terrell, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Ryan Terrell**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of September 2019.

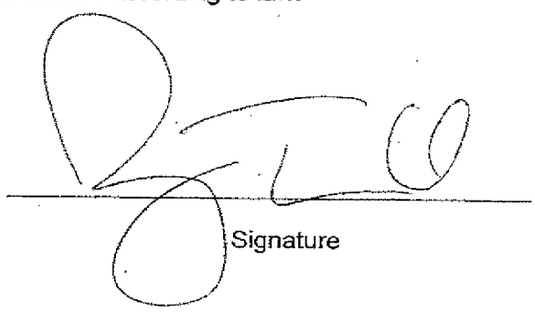
RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

NOTARY PUBLIC

My Commission Expires:

Certificate of Authenticity

I, Ryan Terrell, 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.

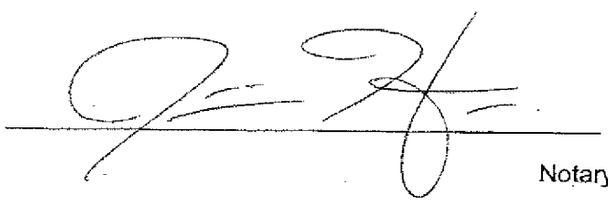


Signature

State of TN

County of Davidson

Personally appeared before me, Justin Hall, a notary public for this county and state, Ryan Terrell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires:

Notary's Seal (If on paper)

