This instrument prepared by:
Commerce Title & Escrow, LLC
513 3rd Avenue South
Nashville, TN 37210

Record & Return to Preparer
File No.: AGL-19-0024-RES

Karen Johnson Davidson County
Batch# 315654 AFFIDAVIT
11/14/2019 12:39:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191114-0117559

SCRIVENER'S AFFIDAVIT

(Reference to Warranty Deed of record in Instrument Number 20190909-0090835, Register's Office for Davidson County, TN)

Comes now, Commerce Title & Escrow, LLC, with its principal place of business located at 513 3rd Avenue South, Nashville, TN 37210, by and through its authorized agent, Adam G. LaFevor, and states on oath:

1. That Commerce Title & Escrow, LLC had cause to prepare and/or record a Warranty Deed executed by Misty Howell and Bradley Hollar, wife and husband ("Grantor") to Brian Wozniak, unmarried ("Grantee") of record in Instrument Number 20190909-0090835, in the Register's Office for Davidson County, Tennessee;
2. That the last line of the derivation clause failed to print on page one, and was therefore missing the recording information for the previous conveyance.
3. Preparer wishes to amend the derivation clause on page one as follows:

   Being the same property conveyed to Misty Howell by Warranty Deed from Joyce McKelvey and Carl McKelvey, Jr., wife and husband, dated April 16, 2010 and recorded on April 20, 2010, in Instrument No. 20100420-0029720, in the Register's Office of Davidson County, Tennessee.

4. That this affidavit is given to correct and explain the error and to assist the present owners and lender, as well as all future owners, lenders, title examiners, and insurers.

EXECUTED on the 14th day of November, 2019.

Commerce Title & Escrow, LLC

By: Adam G. LaFevor, Authorized Agent

KIM D. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Adam G. LaFevor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Authorized Agent** of **Commerce Title & Escrow, LLC,** that he as such **Authorized Agent**, being authorized to do so, executed the within instrument for the purposes therein contained. Witness my hand and official seal at office this 14th day of November, 2019.

Notary Public
My commission expires: 5/9/23

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

