Map/Parcel No.: 136 15 0B 010.00

Karen Johnson Davidson County
Batch# 315664 AFFIDAVIT
11/14/2019 01:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191114-0117572

This Instrument Prepared by:
Thomas I. Bottorff, Attorney
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Sq.
Murfreesboro, TN 37129

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Comes now the Affiant, **Kristen Traini,** after being first duly sworn according to law, and does hereby swear and make oath to the following:

1. That my name is Kristen Traini and I am the Closing Manager for Signature Title Services, LLC; and,

2. That my office prepared that one certain Warranty Deed that appears of record in Instrument No. 20150922-0096275, Register's Office for Davidson County, Tennessee, wherein certain real property was conveyed therein to Anthony Russo and Stacy Russo, husband and wife; and,

3. The legal description of said Warranty Deed contains an incorrect plat reference in that the legal description cites the plat as appearing of record in Instrument No. 20010629-006893, Register's Office for Davidson County, Tennessee when the correct plat reference should be Plat Book 11700, Page 16, as revised in Plat Book 11700, Page 42, of said Register's Office; and

4. The legal description also inadvertently refers to the property therein described as Lot No. 10 when in fact the property described therein is Unit 10; and

5. This Affidavit is being made to correct and replace the legal description to the above described warranty deed with the following legal description as the property conveyed in the above described warranty deed:

> Land in Davidson County, Tennessee, being all of Unit 10 on the Plan of a Horizontal Property Regime (Private Element), Phase I, Smith Springs Townhomes, as shown by plat and survey of record in Plat Book 11700, Page 16, as revised in Plat Book 11700, Page 42, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said unit.

FURTHER AFFIANT SAITH NOT.

Kristen Traini

SWORN to and subscribed before me,
this the 14th day of November, 2019.

NOTARY PUBLIC

My commission expires: 12/28/17

STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Kristen Traini**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 14th day of November, 2019.

NOTARY PUBLIC

My commission expires: 12/28/19

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY

File #19105731

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER