Scrivener's Affidavit of Preparation of Warranty Deed

(reference to Warranty Deed of record Instrument No. 20190305-0020049, DCROD)

State of Tennessee
County of Davidson

Comes now Brian Lavoy Payne, Attorney at Law, PLLC by and through its authorized agent, and states on oath:

1. That Brian Lavoy Payne, Attorney at Law, PLLC prepared a certain Warranty Deed dated March 3, 2019 wherein HENRY CHOI, MARRIED, AND JINA CHOI, UNMARRIED, were the Grantors, and APRIL FOSTER, MARRIED, was the Grantee;
2. That said Warranty Deed contained a scrivener's error in reference to the INSTRUMENT NO. OF THE PREVIOUS CONVEYANCE IN THE DERIVATION CLAUSE;
3. That said Warranty Deed should have stated the Grantors of record obtained title in INSTRUMENT NO. **2018**1105 0109498 ***INSTEAD OF*** **2019**1105 0109498;
4. That said Warranty Deed was originally recorded with the Register of Deeds of Davidson County, Tennessee in Instrument No. 20190305-0020049 on March 5, 2019;
5. That this affidavit is given to ***explain and correct this mistake*** and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Brian Lavoy Payne, Attorney at Law, PLLC
By: _____
Brian Lavoy Payne, Authorized Agent

DOUGLAS R. SIPES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Subscribed and sworn to before me the undersigned on this ____ day of November, 2019.

Notary Public

My Commission Expires: _____

Douglas R. Sipes
Commission Expires
03-08-2021

Karen Johnson Davidson County
Batch# 318253 **AFFIDAVIT**
11/21/2019 04:11:35 PM 1 pg
Fees: $12.00 Taxes: $0.00
20191121-0120512

Acknowledgment

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 Brian Lavoy Payne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained; and who further acknowledged that he is authorized by Brian Lavoy Payne, Attorney at Law, PLLC, to execute this instrument on its behalf by himself as such Authorized Agent.

Witness by hand and seal at Nashville, Tennessee this 21 day of November, 2019.

DOUGLAS R. SIPES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

Douglas R. Sipes
Commission Expires
03-08-2021

My commission expires: _____

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC ~ 3200 West End Avenue, Suite 500 ~ Nashville, Tennessee 37203