Instrument prepared by:

Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067
Phone 615-790-3156
Fax 615-794-8017
MST File No.: 2019-1816

Karen Johnson Davidson County
Batch# 324098 AFFIDAVIT
12/03/2019 03:04:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191203-0124602

SCRIVENERS AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared, Yvette Meldrum, who is well known to me (or proved to me on the basis of satisfactory evidence), and said person swore under oath and stated as follows:

1. That Mid-State Title & Escrow, Inc. prepared the following legal document for recording in the public records:

Warranty Deed of record in Instrument No. 20191119-0119370, Register's office of Davidson County, TN.

2. That the legal document is described as follows:

The certain Warranty Deed conveying to Patrick Hamilton O'Brien, a single person from Joda H. Frazier, a married man and Heather Frazier, dated November 18, 2019 and recorded November 19, 2019 in Instrument No. 20191119-0119370 in the Registers Office of Davidson County, Tennessee.

3. That the above-described document contains a scrivener's error of legal description in the 1st paragraph of Page 1. The scrivener's error is in bold type as follows:

Land in Davidson County, Tennessee, being Lot No. 195 on the Plan of Eva-Mor Heights, **Section II** of record in Plat Book 1835, Page 92, in the Register's Office for Davidson County, Tennessee

4. That the **correct** wording is in bold type as follows:

"Land in Davidson County, Tennessee, being Lot No. 195 on the Plan of Eva-Mor Heights, **Section III** of record in Plat Book 1835, Page 92, in the Register's Office for Davidson County, Tennessee"

5. That she knows of her own personal knowledge that the correction of this scrivener's error is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

FURTHER AFFIANT SAYS NOT.

Mid-State Title & Escrow, Inc.

By: _____
Yvette Meldrum

Its: Attorney

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, personally appeared Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an officer authorized to execute the foregoing Affidavit on behalf of Mid-State Title & Escrow, Inc., and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 3 day of Dec., 2019.

Notary Public (Affix Seal)

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021

My commission expires: 5-30-21

True Copy Certification

I, Yvette Meldrum, 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021