RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

This instrument prepared by:
Steltemeier & Westbrook, PLLC
3326 Aspen Grove Dr., Suite 604
Franklin, TN 37067
18-0312

Karen Johnson Davidson County
Batch# 330768 AFFIDAVIT
12/17/2019 09:19:06 AM 1 pg
Fees: $12.00 Taxes: $0.00

20191217-0129946

Scrivener's Affidavit

Reference to Quitclaim Deed of record
In Book 7695, Page 851
Register's Office for Davidson County, Tennessee

Comes now Larry N. Westbrook, Attorney with Steltemeier & Westbrook, PLLC, located at 3326 Aspen Grove Drive, Suite 604, Franklin, TN 37067, and states on oath:

That Steltemeier and Westbrook, PLLC ("Steltemeier") prepared a certain Quitclaim Deed dated October 14, 1988, wherein E. J. Martin, a widow ("Grantor"), conveyed all her right, title and interest in and to certain real property to Faye Elkins, married ("Grantee"), and that said Quitclaim Deed was recorded in Book 7695, Page 851 in the Register's Office for Davidson County, Tennessee.

That the legal description for the subject property in the aforesaid deed, in setting forth the property being conveyed, contained a typographical error, by virtue of a scrivener's error;

That the correct legal description is as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 715 & 717 of Block No. 105, Plan No. 1, West Nashville, as of record in Book 67, Page s 74 and 75, Register's Office for said County.
>
> Said Lot Nos. 715 & 717 front 25 feet each on the northerly side of Illinois Avenue and run back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to O.J. Martin and wife, E. J. Martin by Deed from Louis Otto Huss and wife, Mary Louise Huss, of record in Book 1875, Page 409, Register's Office for Davidson County, Tennessee. The said O.J. Martin having since died.

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

Larry N. Westbrook

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Larry N. Westbrook, 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 seal at Franklin Tennessee, this 11 day of December, 2019.

Notary Public

My Commission Expires: 8/27/23

ANNE M PEWITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY