THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Road, Ste. 203
Franklin, TN 37069
Phone: 615-730-7953

Karen Johnson Davidson County
Batch# 335855 AFFIDAVIT
12/27/2019 03:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191227-0134130

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now Katherine Warren, an employee of Limestone Title and Escrow, LLC who is over eighteen (18) years of age, and whose business address is 580 Franklin Road, Ste. 203, Franklin, TN 37069 and would state as follows:

On the 5th day of October 2018, a Warranty Deed was prepared by Limestone Title and Escrow, LLC, which Warranty Deed was executed by Levi David Gilbert, and wife, Stephanie Dawn Gilbert, conveying property therein described to Charles Keith McCord and spouse, Helbert Ardila, which Warranty Deed appears of record in Instrument Number 20181009-0099881, Register's Office for Davidson County, Tennessee.

By inadvertence, typographical error and mutual mistake, said Warranty Deed contained an error in the derivation clause, which read as follows:

Being that same property conveyed to Levi David Gilbert and Stephanie Dawn Gilbert, husband and wife, by Warranty Deed from William R. Peeples and Caroline B. Pepples, husband and wife, and Raymond Earl Peeples and Carolyn E. Peeples, husband and wife, dated February 16, 2016, Register's Office for Davidson County, Tennessee.

NOW, THEREFORE, in order to correct said typographical error and inadvertence, this Scrivener's Affidavit is made and it is understood that correct legal derivation clause is as follows: *"Being that same property conveyed to Levi David Gilbert and Stephanie Dawn Gilbert, husband and wife, by Warranty Deed from William R. Peeples and Caroline B. Pepples, husband and wife, and Raymond Earl Peeples and Carolyn E. Peeples, husband and wife, dated February 16, 2016 and recorded 02/24/2016 in Instrument Number 20160224-0017488, Register's Office for Davidson County, Tennessee."*

All other items as shown on the aforementioned recorded Warranty Deed are to remain the same.

This Affidavit is made of my personal knowledge to correct the error above described.

Executed this 27 day of December 2019.

Katherine Warren

Katherine Warren

OATH AND ACKNOWLEDGEMENT

Personally appeared before me the within named Katherine Warren who made oath that she has read the foregoing Scrivener's Affidavit and the matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 27 day of December 2019.

JILL RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 10-11-21

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022