This Instrument Prepared By and Return To:
Magnolia Title & Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

Karen Johnson Davidson County
Batch# 339003 AFFIDAVIT
01/06/2020 02:22:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200106-0001639

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Ryan Lux**, hereinafter referred to as Affiant, on this the 6th day of January, 2020, and after first being duly sworn according to law, does state the following as true and correct to the best of his/her knowledge, information and belief:

1. That Affiant prepared a Warranty Deed of record in **Instrument Number 20190418-0035815, Register's Office for Davidson County, Tennessee**, by and between **David Maxwell** (Grantor) and **Martha Garcia Mora and Jose Hernandez Rangel, wife and husband** (Borrower).

2. That the legal description in said Warranty was recorded with a typographical error in that the reference to the prior deed of conveyance in the derivation clause was incomplete.

3. That the correct and complete legal description should read:

   Land in Davidson County, Tennessee, Lot 129, ELM HILL ACRES, SECTION NO. II, as shown on plat of record in Plat Book 2331, Page 68, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

   Said Lot No. 129 fronts 75 feet on the Westerly side of Wanda Drive and extends back 228.4 feet on the Northerly line and 141.3 feet on the Southerly line to a dead line, measuring 126 feet thereon.

   Being the same property conveyed to David Maxwell by Quitclaim deed from Paul J. Maxwell, Jr., of record in Instrument Number 20190418-0035814 Register's Office for Davidson County, Tennessee, dated April 11, 2019 and recorded on April 18, 2019.

4. This Affidavit is made to correct the error as stated above by showing that it resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ryan Lux**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of January 2020.

NOTARY PUBLIC

My Commission Expires: 05/09/23

CORI LECAIN BECHLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

MARCY MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020