THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Pike, Ste. 203
Franklin, TN 37069
Phone: 615-730-7955

Karen Johnson Davidson County
Batch# 349061 AFFIDAVIT
01/27/2020 01:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200127-0009580

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

On the 23rd day of December, 2019, a Warranty Deed was prepared by Limestone Title and Escrow, LLC, which Warranty Deed was executed by Kay C. Gray, an unmarried woman conveying property therein described to Phong Kim Ngo, a married man, and which Warranty Deed appears of record in Instrument No. 20191226-0133225, Register's Office for Davidson County, Tennessee.

By inadvertence, typographical error and mutual mistake, said Warranty Deed contained an error in the sales price as reflected in the "Actual Consideration or Value Affidavit" and also in paragraph one of said Warranty Deed, showing the sales price incorrectly as Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00).

NOW, THEREFORE, in order to correct said typographical error and inadvertence, this Scrivener's Affidavit is made and it is understood that the correct sales price of Two Hundred Forty Three Thousand and 00/100 Dollars ($243,000) be corrected in both sections of the Warranty Deed.

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 27th day of January, 2020.

Jane Grazer

OATH AND ACKNOWLEDGEMENT

Personally appeared before me the within named Jane Grazer 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 27th day of January, 2020.

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

Katherine Warren
Notary Public

Katherine Warren
Notary Printed Name

My Commission Expires: 4/13/22

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