This Instrument Prepared By and Return To:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 352657 AFFIDAVIT
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Fees: $12.00 Taxes: $0.00
20200203-0012366

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Ryan Lux**, hereinafter referred to as Affiant, on this the 3rd day of February, 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 Quitclaim Deed of record in **Instrument Number 20181030-0107569, Register's Office for Davidson County, Tennessee**, by and between **Inthavane Luangsisongkham** (Grantor) and **Alexander Calder Estes** (Grantee).

2. That the legal description in said Quitclaim Deed was recorded with a typographical error.

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

   Being the Westerly Half of Lot No. 41, on the Plan of Trinity Heights, as of record in Deed Book 9981, Page 425, Register's Office for Davidson County, TN.

   Being the same property conveyed to Inthavane Luangsisongkham by Quitclaim Deed from Anourat Luangsisongkham, dated 3/7/2005, recorded 3/22/2005, and appearing of record in Instrument No, 20050322-0031132, Register's Office for Davidson County, Tennessee.

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 naught.

Ryan Lux

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 3 day of February 2020.

D. Hardwick
NOTARY PUBLIC

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

My Commission Expires: 5/23/2023

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

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

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