Instrument prepared by:

Advantage Title & Escrow

1321 Murfreesboro Pike, Suite 823
Nashville, TN 37217
615-777-2011
#12337

Karen Johnson Davidson County
Batch# 353340 AFFIDAVIT
02/04/2020 01:42:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200204-0013002

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

(Reference to Warranty Deed of record in Instrument No. 20170725-0074975,
Register's Office for **DAVIDSON** County, Tennessee.)

I, Victor Hazelwood, President, for Advantage Title and Escrow, Inc., being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. **That Advantage Title and Escrow, Inc.** prepared a certain **Warranty Deed**, which appears of record in Instrument No. 20170725-0074975, **Register's Office for** DAVIDSON **County, Tennessee.**

2. **THAT WHEREAS,** by inadvertence and mistake, herein above said **Warranty Deed** contained the following scrivener's errors in the **Legal Description**:

Land in Davidson County, Tennessee, being all of Lot No. 63, on the plan of First Amendment, Berkeley Hall, Phase Five, Section One of Hickory Highlands PUD, of record in Instrument 20050706-0077601 as amended in Instruments 20050725-0086047, 20050725-0086048 and ratified and adopted in Instrument 20050923-0114416, said Register's Office, reference to which is hereby made for a more complete description.

3. **NOW, THEREFORE,** for and in consideration of the desire to correct the scrivener's error hereinabove recited, the **Legal Description** on the **Warranty Deed** should read:

Land in Davidson County, Tennessee, being all of Lot No. 62, on the plan of First Amendment, Berkeley Hall, Phase Five, Section One of Hickory Highlands PUD, of record in Instrument 20050706-0077601 as amended in Instruments 20050725-0086047, 20050725-0086048 and ratified and adopted in Instrument 20050923-0114416, said Register's Office, reference to which is hereby made for a more complete description.

All other matters contained in said **Warranty Deed** remain the same.

FURTHER, Affiant saith not.

President

By: Victor Hazelwood, President
Advantage Title and Escrow, Inc.

State of Tennessee
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor Hazelwood with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the President of Advantage Title and Escrow, Inc., the within named bargainor, a Corporation, and that such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Advantage Title and Escrow, Inc., as President.

Witness my hand and official seal at NASHVILE, TN on this 3rd day February,2020 .

Notary Public, commission expires

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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

202002040013002