Prepared by:
Zillow Closing Services
9001 Cypress Waters, #3B
Coppell, TX 75019

Karen Johnson Davidson County
Batch# 354122 AFFIDAVIT
02/05/2020 02:34:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200205-0013611

Return to:
Zillow Closing Services
9001 Cypress Waters, #3B
Coppell, TX 75019

SCRIVENER's AFFIDAVIT

I, Melinda Spink, ("Affiant"), being first duly sworn, state under oath:

1. I am duly authorized to execute this Affidavit, have actual knowledge of the matters set forth within this Affidavit and am competent to testify in a court of law about the facts stated in this Affidavit.

2. The instrument containing the error that this Affidavit intends to correct is as follows:

Warranty Deed

3. The purpose of this Affidavit is to provide notice of the scrivener's error described in this Affidavit and to correct the Original Instrument.

4. The names and capacities of the parties to the Original Instrument are:

Leshawnda J. Fitzgerald and SPH Property One, LLC

5. The recording information, including the recording date and document, instrument or reception number for the Original Instrument, is as follows: Date of Recording: January 31, 2020, Recording Information: Instrument #20200131-0011886, in the real property records of Davidson County, Tennessee.

6. A brief description of each error in the Original Instrument that this Affidavit is designed to correct:

The oath of consideration attached to the Warranty Deed was signed by the incorrect party.

7. The correction information to be inserted or reflected in or the information to be removed from the Original Instrument is as follows:

Please insert the attached Oath of Consideration with the original instrument

8. This Affidavit is made under penalty of perjury.

FURTHER AFFIANT SAYETH NAUGHT.

Dated this 5th day of FEBRUARY, 2020.

Melinda Spink

Company Name: Zillow Closing Services

Title: Manager – Post Closing

STATE OF Texas COUNTY OF Dallas

On this 5 day of February, 2020, before me personally appeared Melinda Spink to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Melinda Spink executed the same as their free act and deed.

WITNESS my hand and official seal.

KELLI JACKSON
Notary Public, State of Texas
Comm. Expires 04-26-2022
Notary ID 125235182

Signature: Kelli Jackson

Print Name: Kelli Jackson

My Commission Expires: 4/26/22

OATH OF CONSIDERATION

State of Texas)
ss
County of Dallas)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $245,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

SPH Property One, LLC,
a Delaware limited liability company

By: A Downey

Name: Amy Downey
Its: Authorized Signatory

This instrument was acknowledged before me on this day 5, of Feb, 2020

by SPH Property One, LLC, a Delaware limited liability company.
* Amy Downey, Authorized Signor.

Jaime Deanne Osina
Notary Public

Jaime Dianne Osina
Printed Name

My commission expires: April 24, 2022

JAIME DIANNE OSINA
Notary ID #131542099
My Commission Expires
April 24, 2022

True Copy Certification

I, Amir Saleem, 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 Texas

County of Dallas

Personally appeared before me, Kelli Jackson, a notary public for this county and state, Amir Saleem who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KELLI JACKSON
Notary Public, State of Texas
Comm. Expires 04-26-2022
Notary ID 125235182

Notary's Signature

My Commission Expires: 4/26/22

Notary' Seal (if on paper)